

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Central Shoreline / 2
Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 676

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$111,300	\$142,800	\$254,100	\$276,700	91.8%	10.05%
2005 Value	\$119,200	\$154,500	\$273,700	\$276,700	98.9%	9.78%
Change	+\$7,900	+\$11,700	+\$19,600		+7.1%	-0.27%
% Change	+7.1%	+8.2%	+7.7%		+7.7%	-2.69%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.27% and -2.69% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$114,700	\$138,700	\$253,400
2005 Value	\$122,900	\$149,800	\$272,700
Percent Change	+7.1%	+8.0%	+7.6%

Number of one to three unit residences in the Population: 6596

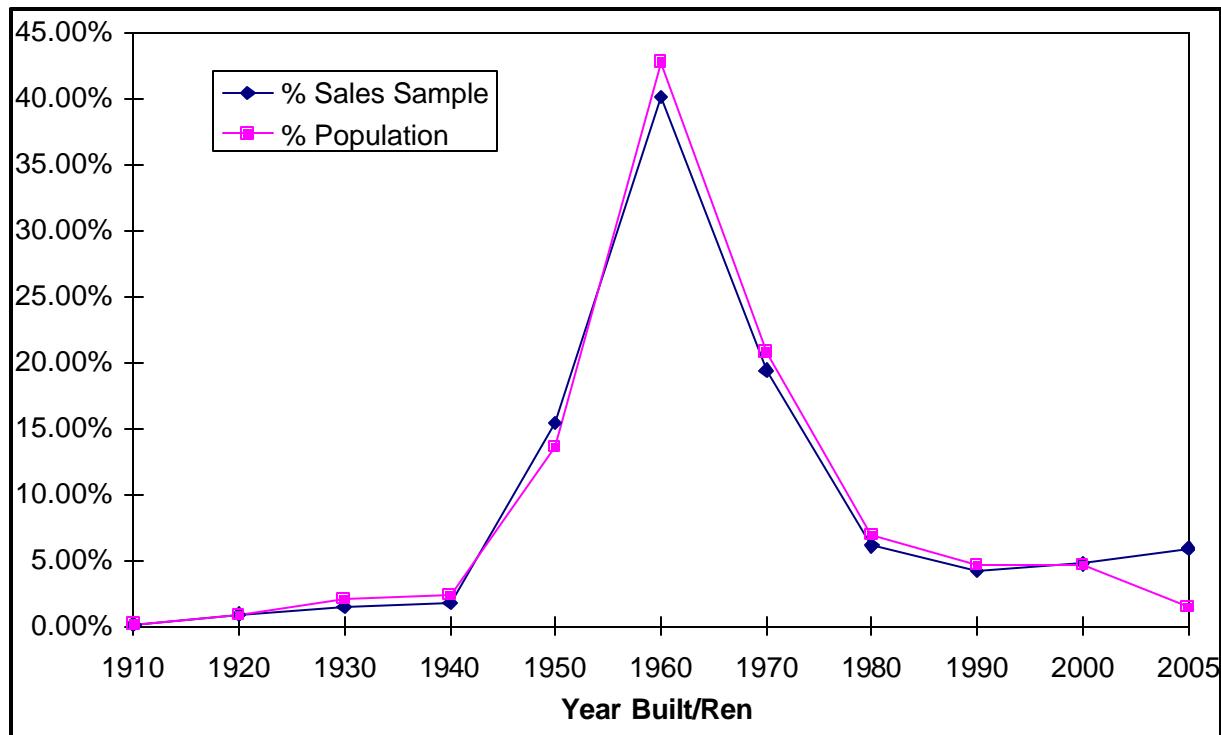
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with houses with a total living area of less than 1000 square feet had a lower assessment ratio (Assessed Value / Sale Price) than other properties and need a greater upward adjustment. Properties with lots less than 5000 square feet or houses that have been renovated or houses in good condition had a higher assessment ratio than other properties and needed less upward adjustment.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

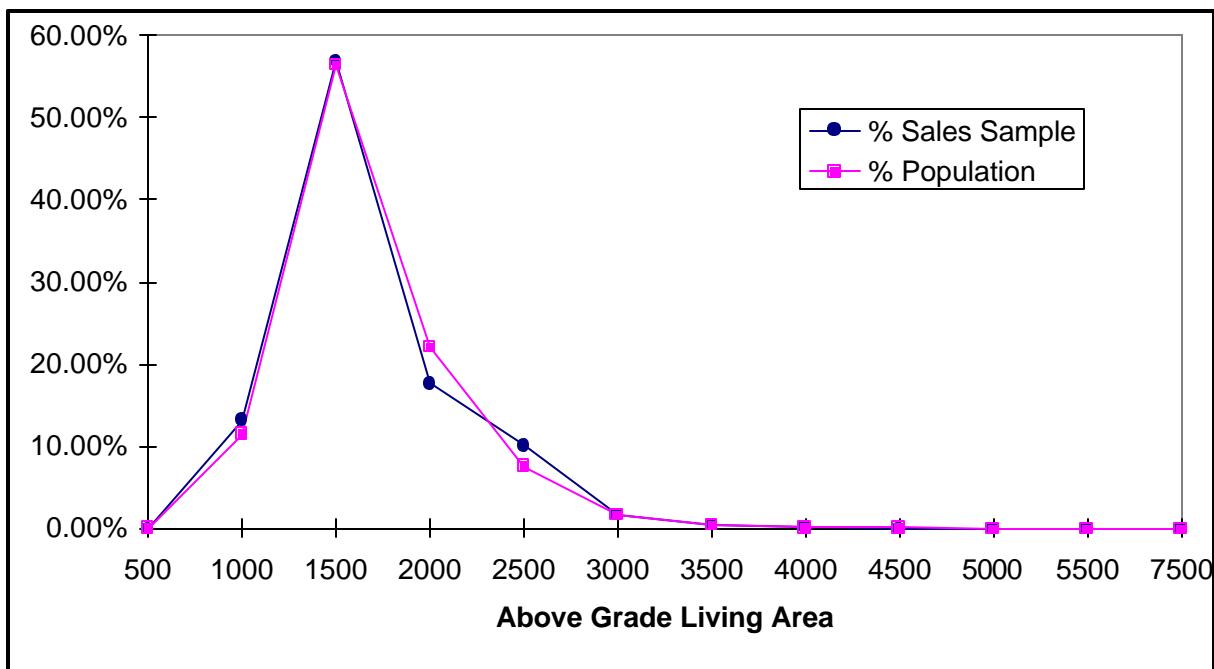
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	1	0.15%	1910	10	0.15%
1920	6	0.89%	1920	54	0.82%
1930	10	1.48%	1930	133	2.02%
1940	12	1.78%	1940	153	2.32%
1950	104	15.38%	1950	895	13.57%
1960	271	40.09%	1960	2819	42.74%
1970	131	19.38%	1970	1370	20.77%
1980	41	6.07%	1980	455	6.90%
1990	28	4.14%	1990	307	4.65%
2000	32	4.73%	2000	305	4.62%
2005	40	5.92%	2005	95	1.44%
	676			6596	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

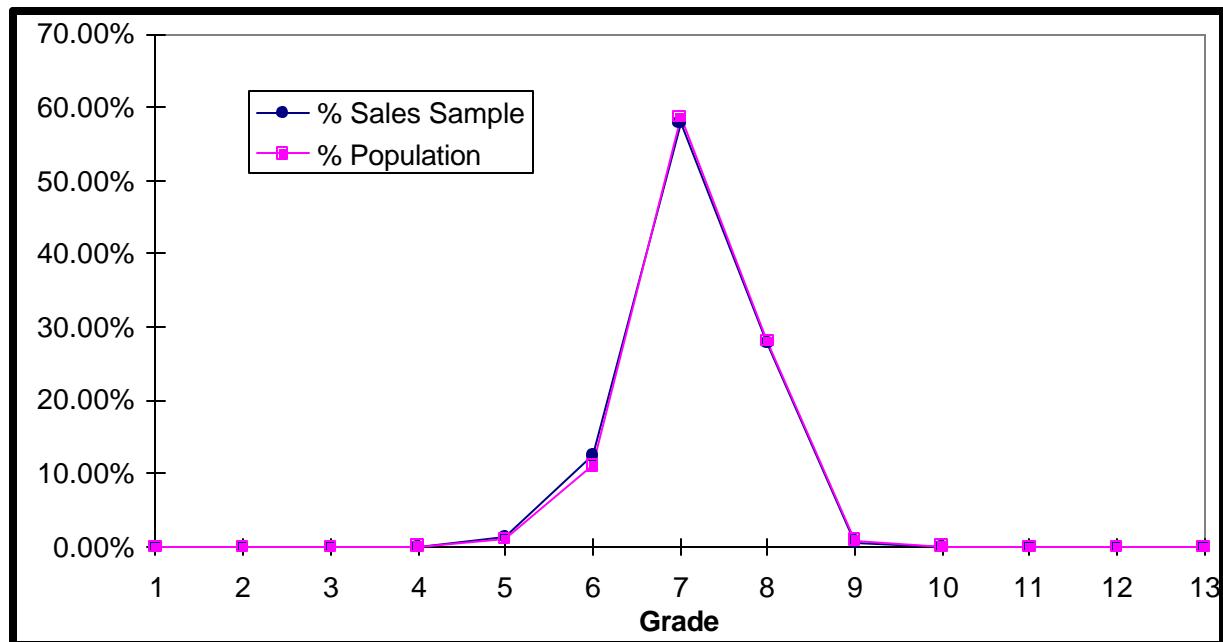
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.05%
1000	89	13.17%	1000	758	11.49%
1500	385	56.95%	1500	3725	56.47%
2000	119	17.60%	2000	1456	22.07%
2500	68	10.06%	2500	501	7.60%
3000	11	1.63%	3000	112	1.70%
3500	3	0.44%	3500	29	0.44%
4000	1	0.15%	4000	7	0.11%
4500	0	0.00%	4500	4	0.06%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	676			6596	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

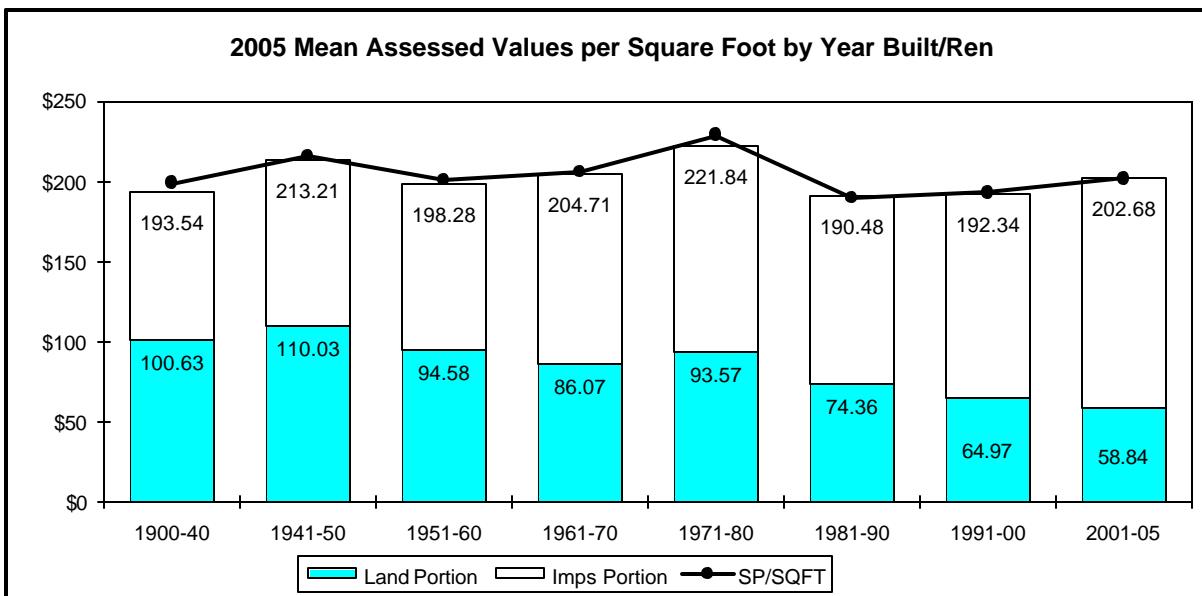
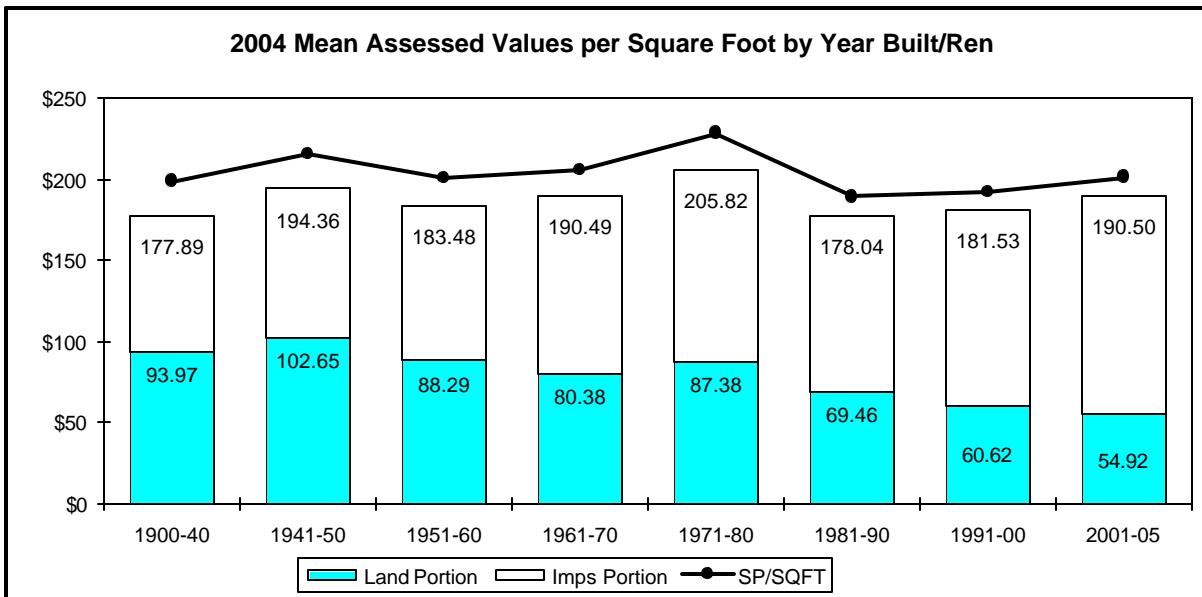
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	4	0.06%
5	9	1.33%	5	73	1.11%
6	84	12.43%	6	731	11.08%
7	391	57.84%	7	3875	58.75%
8	188	27.81%	8	1852	28.08%
9	4	0.59%	9	58	0.88%
10	0	0.00%	10	3	0.05%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	676			6596	



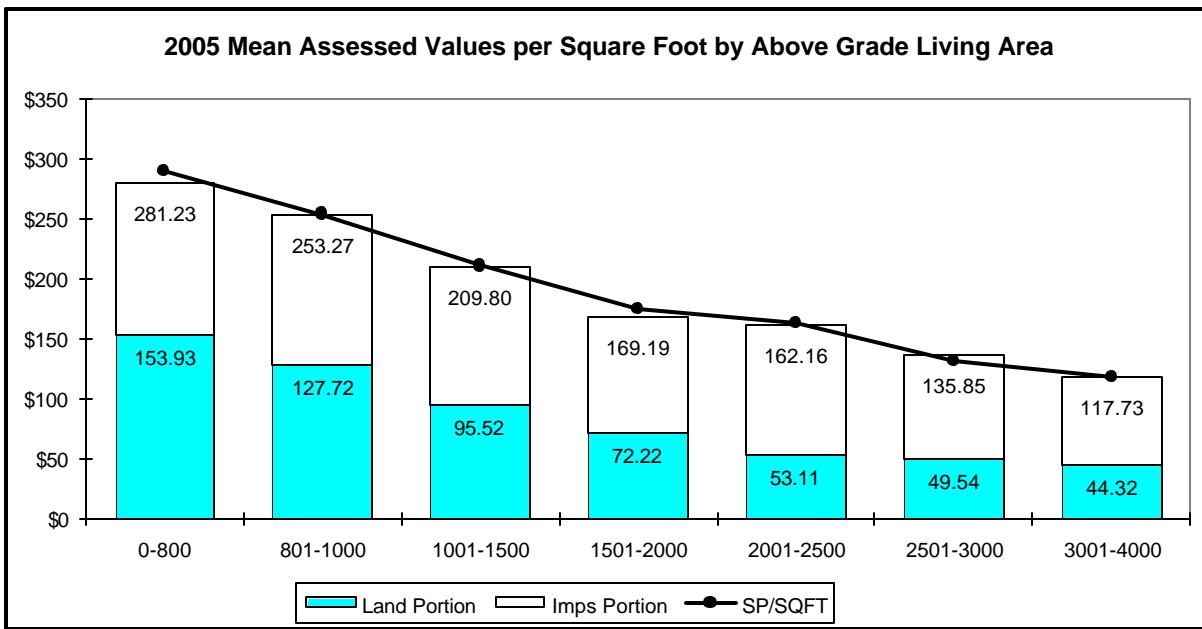
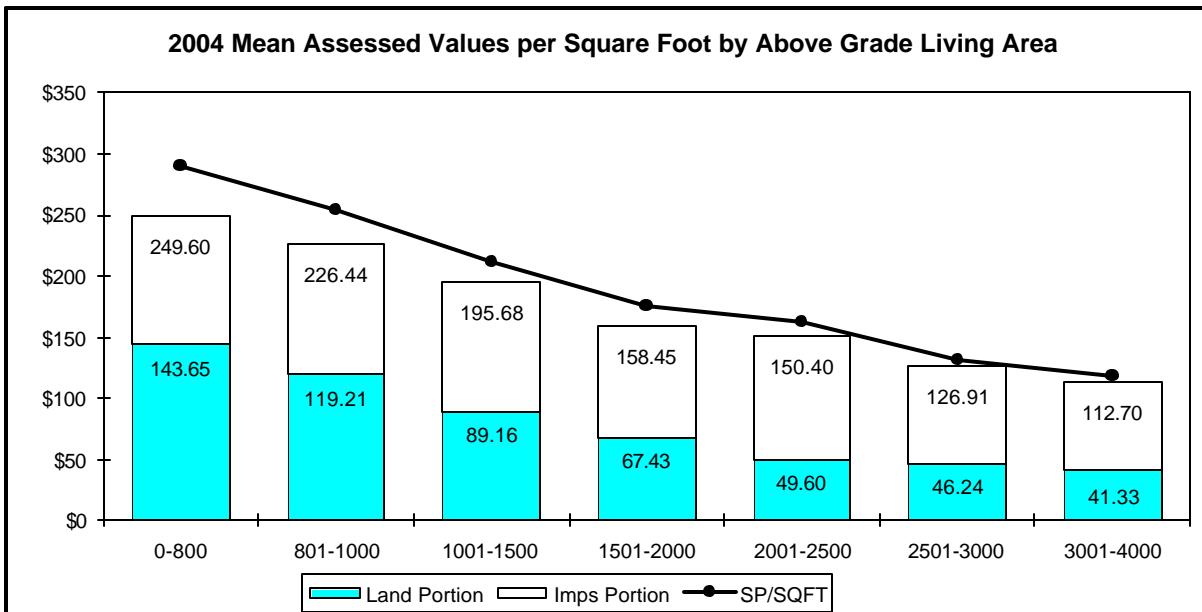
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



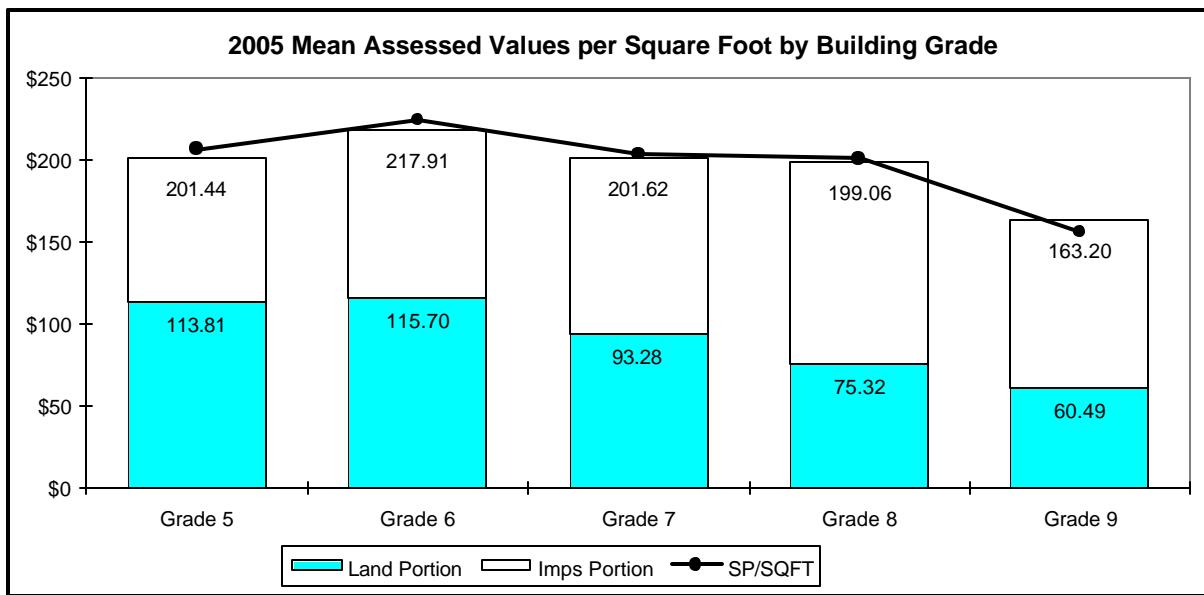
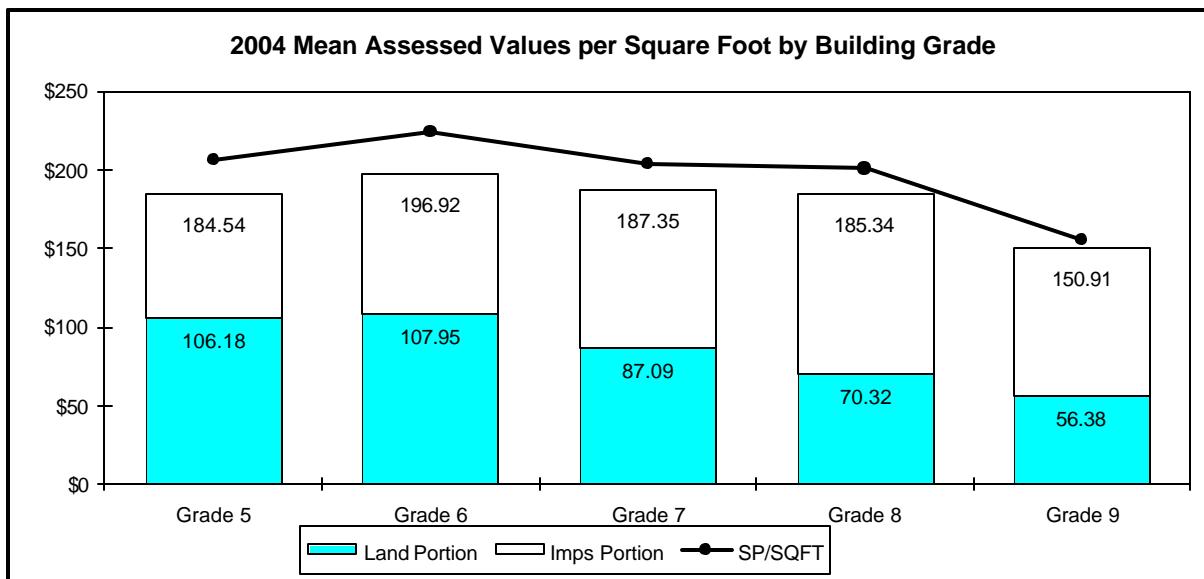
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

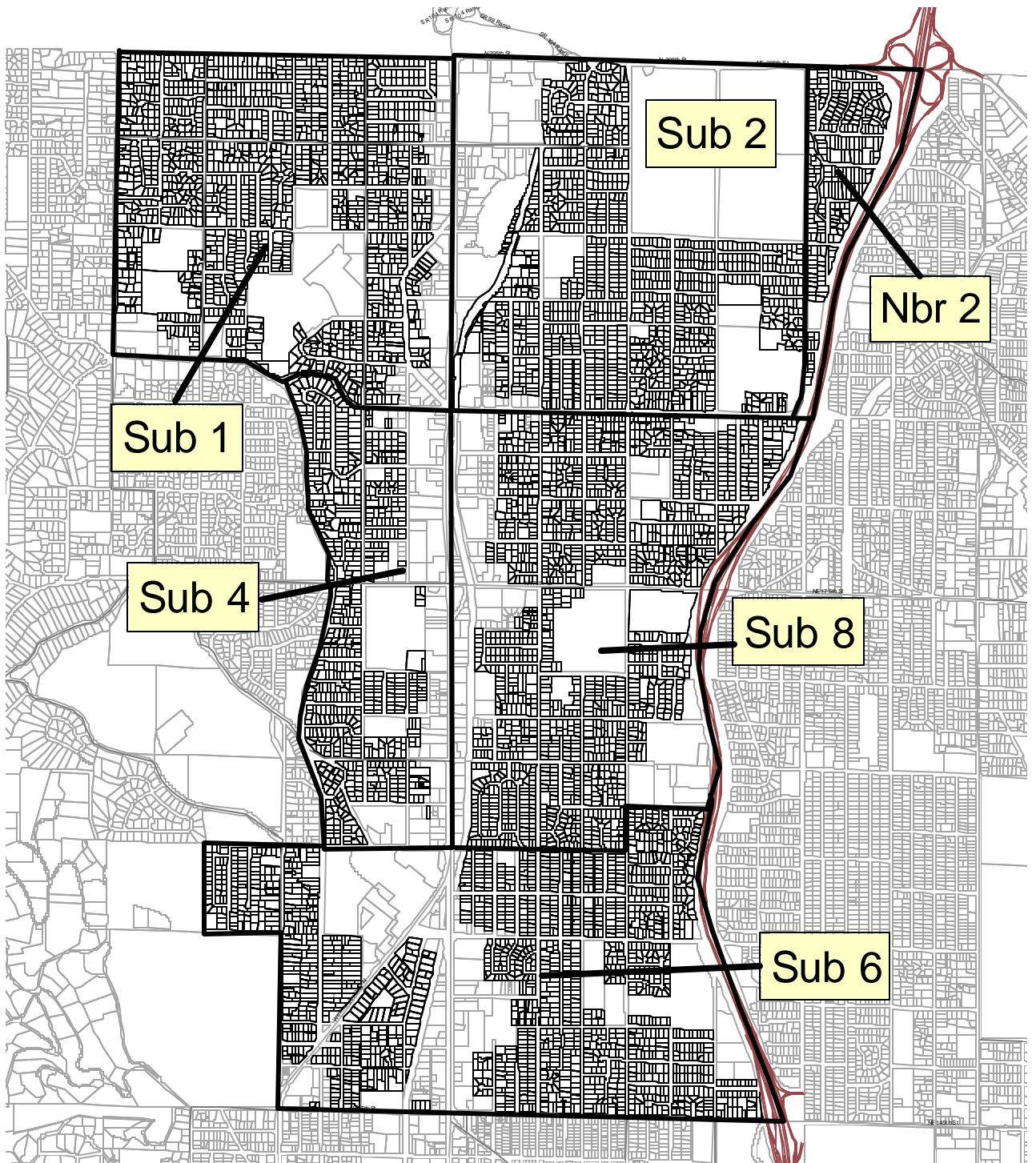


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



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Department of Assessments



Area 2

Sub Areas

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant non-waterfront land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sale sample a market adjustment for upland values was derived. The formula is:

$$\text{2005 Land Value} = \text{2004 Land Value} \times 1.077, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 676 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with houses with a total living area of less than 1000 square feet had a lower assessment ratio (Assessed Value / Sale Price) than other properties and need a greater upward adjustment than other properties. Properties with lots less than 5000 square feet or houses that have been renovated or houses in good condition had a higher assessment ratio than other properties and needed less upward adjustment.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / (0.9236659) + (0.05355708 if lot size is less than 5000 square feet) + (0.06718315 Renovated and not in Good Condition and has a lot greater than 4999 square feet and a Total Living Area greater than 999 square feet) – (0.05396948 if Total Living Area is less than 1000 square feet has not been Renovated and has a lot greater than 4999 square feet) + (0.0174774 if Condition is Good and lot size is greater than 4999 square feet)

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the total % change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.077 – New Land = New Improvement Value)
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.077 – New Land = New Improvement Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the total % change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.077, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 2 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.26%	
Small Lot *	Yes
% Adjustment	-5.93%
Renovated, Not Good Condition, Not Small Lot *, Not Small Total Living Area **	Yes
% Adjustment	-7.34%
Good Condition, Not Small Lot *	Yes
% Adjustment	-2.01%
Small Total Living Area **, Not Renovated, Not on Small Lot *	Yes
% Adjustment	6.72%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house with **Small Total Living Area, that has not been Renovated and Not on a *Small Lot would *approximately* receive a 14.98% upward adjustment (8.26% + 6.72%). There are 380 parcels in the population of which 47 have sold.

A parcel with a *Small Lot would *approximately* receive a 2.33% upward adjustment (8.26% - 5.93%). There are 65 parcels in the population of which 14 have sold.

A house that has been Renovated, Not in Good condition, Not a *Small Lot, Not having a *Small Total Living Area would *approximately* receive a 0.92% upward adjustment (8.26% - 7.34%). There are 127 in the population of which 14 have sold.

A property with a house in Good Condition and having ** Small Total Living Area, Not Renovated, Not on a *Small Lot would approximately receive a 12.97% upward adjustment (8.26% -2.01% + 6.72%). There are 174 properties in the population of which 18 have sold.

60.7% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

* Small Lot < 5000 Sq Ft

** Small Total Living Area < 1000 Sq Ft

Area 2 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	9	0.900	0.978	8.6%	0.908	1.048
6	84	0.885	0.974	10.0%	0.952	0.996
7	391	0.922	0.990	7.4%	0.981	1.000
8	188	0.922	0.991	7.4%	0.976	1.005
9	4	0.971	1.051	8.2%	0.941	1.160
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1941	29	0.891	0.965	8.2%	0.925	1.004
1941-1950	104	0.905	0.988	9.1%	0.967	1.008
1951-1960	271	0.914	0.986	7.8%	0.974	0.997
1961-1970	131	0.926	0.995	7.4%	0.979	1.012
1971-1980	41	0.898	0.966	7.6%	0.931	1.002
1981-1990	28	0.945	1.008	6.7%	0.973	1.043
1991-2000	32	0.941	1.001	6.4%	0.970	1.032
>2000	40	0.936	1.000	6.9%	0.975	1.026
Renovated, Not in Good Condition, Not *Small Lot, Not **Small Total Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	662	0.917	0.989	7.9%	0.982	0.996
Yes	14	0.979	0.986	0.8%	0.916	1.057
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	458	0.917	0.991	8.1%	0.982	1.000
Good	188	0.927	0.988	6.5%	0.974	1.002
Very Good	30	0.888	0.963	8.4%	0.924	1.002

*Small Lot < 5000 Sq Ft

**Small Total Living Area < 1000 Sq Ft

Area 2 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	518	0.915	0.987	7.9%	0.978	0.995
1.5	65	0.914	0.981	7.3%	0.957	1.005
2	93	0.936	1.004	7.2%	0.987	1.020
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	21	0.862	0.971	12.6%	0.926	1.015
801-1000	68	0.891	0.996	11.8%	0.971	1.022
1001-1500	385	0.927	0.994	7.2%	0.984	1.004
1501-2000	119	0.904	0.965	6.8%	0.946	0.983
2001-2500	68	0.922	0.995	7.8%	0.973	1.016
>2500	15	0.960	1.020	6.3%	0.967	1.074
Only **Small Total Living Area, Not Renovated, Not *Small Lot	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	629	0.922	0.990	7.3%	0.982	0.997
Yes	47	0.853	0.979	14.8%	0.949	1.010
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	674	0.918	0.989	7.7%	0.982	0.996
Yes	2	0.945	1.010	6.8%	0.731	1.289
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	676	0.918	0.989	7.7%	0.982	0.996
Yes	0	0	0	0	0	0

*Small Lot < 5000 Sq Ft

**Small Total Living Area < 1000 Sq Ft

Area 2 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	151	0.913	0.984	7.8%	0.968	1.000
2	132	0.909	0.983	8.1%	0.966	0.999
4	74	0.920	0.981	6.7%	0.958	1.005
6	166	0.928	0.997	7.5%	0.981	1.012
8	153	0.921	0.995	8.0%	0.981	1.009
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<5001	14	0.969	0.990	2.2%	0.936	1.045
5001-6000	44	0.920	0.997	8.4%	0.970	1.025
6001-7000	64	0.927	1.003	8.1%	0.981	1.024
7001-8000	212	0.927	1.003	8.3%	0.991	1.016
8001-9000	163	0.914	0.984	7.8%	0.969	1.000
9001-10000	83	0.911	0.978	7.4%	0.958	0.998
10001-12000	59	0.907	0.969	6.9%	0.941	0.997
12001-16000	32	0.887	0.950	7.1%	0.909	0.990
>16000	5	0.951	1.001	5.2%	0.860	1.142
*Small Lot	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	662	0.917	0.989	7.8%	0.982	0.996
Yes	14	0.969	0.990	2.2%	0.936	1.045
Good Condition, Not *Small Lot	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	489	0.915	0.990	8.1%	0.981	0.998
Yes	187	0.927	0.987	6.6%	0.973	1.001
Good Condition and **Small Total Living Area, Not *Small Lot, Not Renovated,	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	658	0.919	0.988	7.6%	0.981	0.996
Yes	18	0.904	1.016	12.4%	0.967	1.065

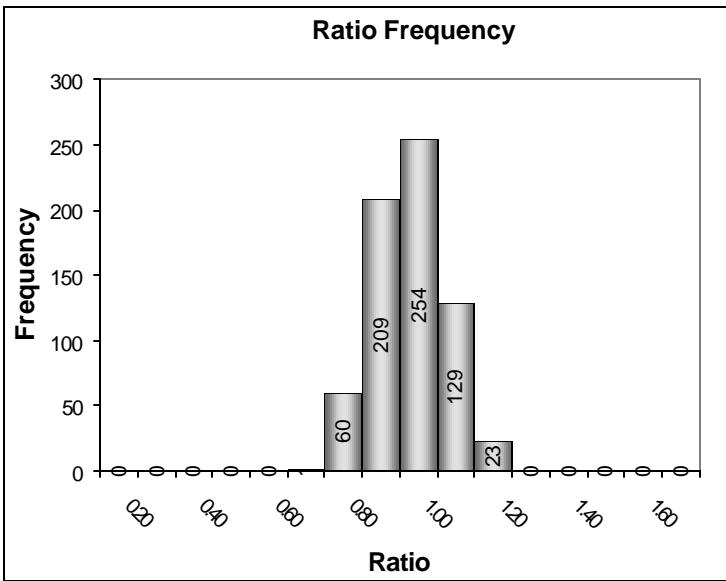
*Small Lot < 5000 Sq Ft

**Small Total Living Area < 1000 Sq Ft

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2004	Date of Report: 6/6/2005	Sales Dates: 1/2003 - 12/2004
Area Central Shoreline	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 676			
Mean Assessed Value	254,100		
Mean Sales Price	276,700		
Standard Deviation AV	49,136		
Standard Deviation SP	57,820		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.926		
Median Ratio	0.926		
Weighted Mean Ratio	0.918		
UNIFORMITY			
Lowest ratio	0.687		
Highest ratio:	1.157		
Coefficient of Dispersion	8.15%		
Standard Deviation	0.093		
Coefficient of Variation	10.05%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.915		
Upper limit	0.936		
95% Confidence: Mean			
Lower limit	0.919		
Upper limit	0.933		
SAMPLE SIZE EVALUATION			
N (population size)	6596		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.093		
Recommended minimum:	14		
Actual sample size:	676		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	336		
# ratios above mean:	340		
Z:	0.154		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



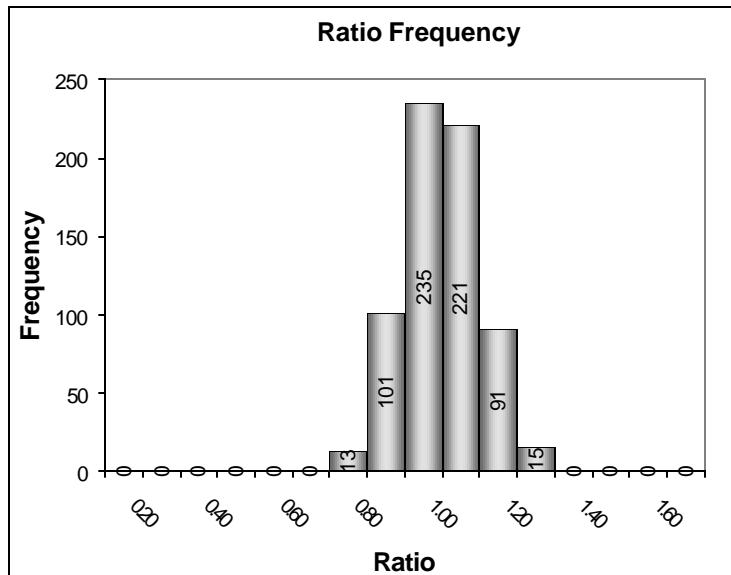
COMMENTS:

1 to 3 Unit Residences throughout area 2

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2005	Date of Report: 6/6/2005	Sales Dates: 1/2003 - 12/2004
Area Central Shoreline	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 676 Mean Assessed Value 273,700 Mean Sales Price 276,700 Standard Deviation AV 51,276 Standard Deviation SP 57,820			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.996 Weighted Mean Ratio 0.989			
UNIFORMITY			
Lowest ratio 0.734 Highest ratio: 1.244 Coefficient of Dispersion 7.93% Standard Deviation 0.098 Coefficient of Variation 9.78% Price Related Differential (PRD) 1.009			
RELIABILITY			
95% Confidence: Median Lower limit 0.988 Upper limit 1.008			
95% Confidence: Mean Lower limit 0.991 Upper limit 1.005			
SAMPLE SIZE EVALUATION			
N (population size) 6596 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.098 Recommended minimum: 15 Actual sample size: 676 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 345 # ratios above mean: 331 Z: 0.538 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 2

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	222890	0270	4/14/04	\$200,000	1010	0	5	1944	4	6000	No	No	19515 EVANSTON AV N
1	222890	0142	10/8/04	\$240,000	820	0	6	1953	3	8700	No	No	19521 LINDEN AV N
1	728390	0071	5/6/04	\$202,000	820	0	6	1927	3	7788	No	No	18840 FREMONT AV N
1	222890	0190	12/27/04	\$239,000	960	0	6	1979	3	7700	No	No	19707 N PARK AV N
1	264490	0156	4/29/04	\$270,000	1220	180	6	1952	4	10923	No	No	20313 GREENWOOD AV N
1	222890	0061	2/14/03	\$188,000	1440	0	6	1926	4	10080	No	No	904 N 195TH ST
1	530610	0215	10/23/03	\$251,000	1890	0	6	1948	3	10260	No	No	734 N 201ST ST
1	728710	0063	12/29/03	\$217,500	790	120	7	1948	3	7746	No	No	18845 FREMONT AV N
1	750750	0008	5/6/03	\$189,950	840	0	7	1954	3	8220	No	No	19341 GREENWOOD AV N
1	264430	0080	7/29/03	\$258,000	860	860	7	1944	5	8550	No	No	20019 FREMONT AV N
1	728710	0086	7/25/03	\$269,950	890	0	7	1951	3	7800	No	No	507 N 190TH ST
1	728390	0092	3/2/04	\$211,250	930	0	7	1950	3	5070	No	No	712 N 190TH ST
1	728710	0060	6/10/03	\$221,500	980	0	7	1954	3	6000	No	No	18839 FREMONT AV N
1	222890	0170	12/23/03	\$209,000	990	0	7	1934	4	8683	No	No	19522 FREMONT AV N
1	925090	0119	10/14/03	\$249,950	1040	400	7	1962	3	8576	No	No	739 N 199TH ST
1	925090	0008	3/28/03	\$250,000	1070	500	7	1987	3	7301	No	No	19844 GREENWOOD AV N
1	536170	0005	7/16/04	\$209,500	1090	0	7	1958	3	7500	No	No	738 N 198TH ST
1	925090	0105	5/24/04	\$316,500	1100	920	7	1962	3	11400	No	No	739 N 200TH ST
1	279750	0110	7/24/03	\$273,500	1100	950	7	1955	3	7227	No	No	103 N 193RD ST
1	925090	0104	1/9/03	\$250,000	1100	1010	7	1962	3	8500	No	No	741 N 200TH ST
1	264430	0050	2/9/04	\$209,500	1140	0	7	1951	3	8231	No	No	20203 FREMONT AV N
1	530610	0057	8/10/03	\$249,950	1150	280	7	2003	3	2521	No	No	918 N 200th ST
1	289010	0025	3/26/03	\$220,000	1160	0	7	1954	3	6200	No	No	19533 1ST AV NW
1	925090	0108	8/10/04	\$305,000	1190	620	7	1966	3	8340	No	No	19905 N PARK AV N
1	338090	0065	5/17/04	\$273,000	1200	0	7	1954	3	8850	No	No	19116 3RD AV NW
1	816510	0005	11/12/04	\$335,000	1210	350	7	1953	3	10028	No	No	20324 8TH AV NW
1	264430	0040	3/3/03	\$195,000	1210	0	7	1954	3	6084	No	No	630 N 202ND PL
1	289010	0030	11/29/04	\$259,000	1220	0	7	1954	3	6200	No	No	19527 1ST AV NW
1	222890	0198	10/1/04	\$291,000	1220	590	7	1959	3	7245	No	No	19556 FREMONT AV N
1	750750	0028	12/16/04	\$300,000	1230	520	7	1957	3	6714	No	No	19302 PALATINE AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	925090	0032	9/8/03	\$309,950	1240	670	7	1957	3	8832	No	No	19812 DAYTON AV N
1	799230	0075	10/18/04	\$305,000	1250	480	7	1954	3	10001	No	No	19544 2ND AV NW
1	052050	0145	4/15/03	\$255,000	1250	0	7	1956	4	8060	No	No	315 NW 202ND ST
1	925090	0007	4/20/04	\$240,000	1260	0	7	1965	3	10685	No	No	19911 DAYTON AV N
1	264430	0035	9/29/04	\$234,900	1270	0	7	1953	3	6578	No	No	20219 FREMONT AV N
1	222890	0083	10/21/03	\$284,950	1280	860	7	1976	3	8867	No	No	912 N 196TH CT
1	799230	0020	10/24/03	\$282,651	1290	340	7	1954	3	10001	No	No	19531 2ND AV NW
1	500950	0190	8/27/03	\$312,950	1300	620	7	1964	3	7576	No	No	222 N 196TH PL
1	264550	0041	6/15/04	\$262,000	1300	0	7	1991	3	8641	No	No	20014 DAYTON AV N
1	728390	0030	8/19/03	\$223,000	1300	0	7	1959	3	6300	No	No	18536 FREMONT AV N
1	311310	0005	3/24/03	\$220,000	1300	0	7	1955	3	10857	No	No	102 NW 198TH ST
1	728390	0181	4/24/03	\$205,000	1320	0	7	1952	3	7117	No	No	19321 LINDEN AV N
1	222890	0175	5/5/04	\$369,950	1330	950	7	2000	3	10126	No	No	19517 N PARK AV N
1	116310	0005	6/2/04	\$255,000	1340	0	7	1955	4	9000	No	No	130 NW 189TH ST
1	728390	0013	5/24/04	\$221,500	1350	0	7	1954	3	7214	No	No	704 N 185TH ST
1	052050	0130	5/7/04	\$269,500	1370	0	7	1956	3	7700	No	No	335 NW 202ND ST
1	925090	0090	11/23/03	\$235,000	1370	200	7	1966	3	7200	No	No	731 N 200TH ST
1	264550	0075	8/21/03	\$212,000	1390	0	7	1947	3	7800	No	No	20107 DAYTON AV N
1	311310	0030	8/27/04	\$374,500	1400	600	7	1959	3	14508	No	No	19606 1ST AV NW
1	264430	0021	8/12/03	\$270,000	1400	400	7	1960	4	7680	No	No	631 N 203RD LN
1	012603	9493	3/15/04	\$310,000	1410	990	7	1966	3	9750	No	No	143 N 200TH ST
1	012603	9669	7/3/03	\$312,300	1410	990	7	2000	3	6793	No	No	18844 1ST AV NW
1	279750	0045	7/21/03	\$209,950	1410	0	7	1955	3	8064	No	No	19309 1ST AV NW
1	530610	0145	12/15/04	\$272,000	1420	0	7	1967	3	10260	No	No	755 N 201ST ST
1	925090	0091	12/15/04	\$338,500	1430	400	7	1966	3	10032	No	No	19906 N PARK AV N
1	816510	0065	7/31/03	\$289,950	1430	500	7	1963	3	8308	No	No	325 NW 205TH ST
1	264490	0151	11/12/04	\$269,000	1430	0	7	1967	4	7147	No	No	140 N 203RD ST
1	750750	0070	8/29/04	\$277,000	1440	0	7	1954	3	7280	No	No	19318 2ND AV NW
1	311290	0120	1/11/03	\$270,000	1440	0	7	1955	3	9100	No	No	221 NW 198TH ST
1	859890	0085	4/29/04	\$276,000	1440	0	7	1955	4	13067	No	No	106 N 203RD ST
1	264550	0087	8/14/03	\$280,000	1450	0	7	1957	3	6282	No	No	420 N 200TH ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	264490	0024	1/13/03	\$250,000	1480	0	7	1962	4	7314	No	No	610 N 204TH ST
1	264430	0045	3/27/03	\$220,000	1490	0	7	1954	3	8182	No	No	20209 FREMONT AV N
1	925090	0107	3/19/04	\$284,000	1500	270	7	1966	3	8340	No	No	19919 N PARK AV N
1	728390	0201	3/9/04	\$240,000	1500	0	7	1952	4	10954	No	No	19211 FIRLANDS WY N
1	728390	0090	11/24/04	\$298,950	1510	90	7	1929	4	9600	No	No	704 N 190TH ST
1	500950	0060	6/21/03	\$307,000	1520	0	7	1964	3	10264	No	No	19819 GREENWOOD PL N
1	222890	0090	11/16/04	\$240,000	1520	0	7	1954	3	13082	No	No	915 N 198TH ST
1	311310	0015	8/20/04	\$277,500	1540	0	7	1955	3	14310	No	No	19626 1ST AV NW
1	859890	0185	2/9/04	\$270,000	1560	0	7	1950	5	9270	No	No	115 N 203RD ST
1	012603	9223	6/17/03	\$261,000	1560	350	7	1923	4	11700	No	No	20045 3RD AV NW
1	859890	0136	5/13/04	\$264,900	1580	0	7	1967	3	7358	No	No	20202 3RD AV NW
1	925090	0102	2/10/04	\$345,000	1620	400	7	1966	4	9097	No	No	19931 N PARK AV N
1	012603	9637	6/10/04	\$308,000	1650	0	7	1945	4	11474	No	No	19522 8TH AV NW
1	222890	0095	10/27/04	\$335,000	1840	0	7	1994	3	8955	No	No	19701 WHITMAN AV N
1	052050	0005	5/25/04	\$319,500	1850	0	7	1956	4	8050	No	No	420 NW 203RD ST
1	264490	0035	2/24/04	\$264,950	1950	0	7	1961	3	7740	No	No	20316 DAYTON AV N
1	572150	0065	3/2/04	\$329,000	2020	0	7	1954	4	9394	No	No	345 NW 189TH ST
1	264430	0046	5/27/03	\$375,000	2100	0	7	2003	3	6262	No	No	623 N 202ND PL
1	264430	0051	5/28/03	\$378,000	2100	0	7	2003	3	7990	No	No	627 N 202ND PL
1	925090	0129	8/3/04	\$258,500	2140	0	7	1958	3	7735	No	No	19804 FREMONT AV N
1	264550	0084	1/9/04	\$418,000	2420	0	7	2003	3	5001	No	No	20011 DAYTON AV N
1	255840	0020	2/22/04	\$343,000	1130	770	8	1979	3	7535	No	No	19214 FIRLANDS WY N
1	012603	9387	10/23/03	\$260,000	1150	710	8	1959	3	5752	No	No	302 NW 203RD ST
1	269700	0050	3/9/04	\$283,000	1190	1120	8	1961	3	9159	No	No	516 N 197TH CT
1	021770	0010	6/7/04	\$321,000	1250	380	8	1959	3	9396	No	No	704 N 203RD PL
1	021770	0350	7/23/04	\$295,000	1250	650	8	1959	3	10200	No	No	755 N 204TH ST
1	255840	0010	5/6/03	\$310,000	1250	760	8	1979	3	8291	No	No	19224 FIRLANDS WY N
1	166100	0070	5/25/04	\$339,000	1260	550	8	1972	3	9200	No	No	19901 2ND AV NW
1	330320	0130	10/22/04	\$335,000	1270	1070	8	1967	3	9075	No	No	315 NW 201ST PL
1	857590	0010	6/8/04	\$355,000	1280	600	8	1968	3	7571	No	No	19829 PALATINE AV N
1	021770	0021	8/23/04	\$322,500	1300	420	8	1959	3	11098	No	No	20361 N PARK AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	012603	9563	6/1/04	\$344,000	1300	720	8	1969	4	9086	No	No	524 NW 203RD PL
1	925090	0019	4/27/04	\$319,950	1320	500	8	1977	3	8208	No	No	19818 GREENWOOD AV N
1	330300	0010	10/25/04	\$356,000	1350	720	8	1965	4	8699	No	No	19810 5TH AV NW
1	728710	0100	8/23/04	\$377,000	1360	1360	8	1966	3	9063	No	No	411 N 190TH ST
1	500950	0170	12/5/03	\$325,000	1400	500	8	1964	4	7200	No	No	215 N 196TH PL
1	925090	0120	8/9/04	\$275,000	1450	0	8	1951	3	8129	No	No	19828 FREMONT AV N
1	012603	9267	12/18/03	\$285,000	1460	1460	8	1953	3	13500	No	No	114 N 200TH ST
1	620270	0010	6/9/03	\$385,000	1470	940	8	1964	4	8057	No	No	19763 6TH PL NW
1	572150	0015	2/10/03	\$248,760	1510	0	8	1963	3	7320	No	No	350 NW 189TH ST
1	728390	0111	3/10/04	\$250,000	1530	0	8	1950	3	7800	No	No	19054 FREMONT AV N
1	222890	0092	6/15/04	\$287,500	1540	0	8	1954	3	9212	No	No	19614 LINDEN AV N
1	500950	0220	3/12/04	\$347,000	1550	610	8	1965	4	9052	No	No	19622 GREENWOOD PL N
1	728410	0190	7/3/03	\$310,000	1550	820	8	1970	3	7544	No	No	511 NW 196TH PL
1	572150	0020	5/13/03	\$250,400	1600	0	8	1961	3	7320	No	No	342 NW 189TH ST
1	021770	0210	5/19/03	\$254,950	1610	0	8	1959	3	9600	No	No	769 N 203RD ST
1	025800	0030	3/26/03	\$325,000	1610	1230	8	1961	4	9360	No	No	510 NW 200TH ST
1	620270	0020	6/21/04	\$354,000	1630	960	8	1966	3	8112	No	No	19755 6TH PL NW
1	728390	0133	12/18/03	\$340,000	1640	510	8	1969	3	15625	No	No	720 N 193RD PL
1	330090	0090	3/22/04	\$392,500	1680	990	8	1977	3	7548	No	No	416 NW 196TH PL
1	021770	0440	2/11/04	\$408,200	1700	1420	8	2003	3	10200	No	No	738 N 203RD ST
1	620270	0150	4/21/04	\$435,000	1710	860	8	1965	3	8053	No	No	19718 6TH PL NW
1	728710	0095	7/21/03	\$391,000	1750	540	8	1989	3	12640	No	No	429 N 190TH ST
1	012603	9506	7/21/04	\$395,000	1780	530	8	1966	4	9360	No	No	219 NW 200TH ST
1	728390	0183	9/4/03	\$327,000	1790	0	8	1999	3	5952	No	No	812 N 193RD CT
1	728390	0187	10/14/04	\$329,500	1810	0	8	1999	3	6219	No	No	815 N 193RD CT
1	012603	9533	5/17/04	\$360,000	1840	1100	8	1968	3	7980	No	No	535 NW 203RD ST
1	012603	9428	6/24/03	\$323,000	1860	1860	8	1961	5	9669	No	No	20144 8TH AV NW
1	264550	0072	4/24/03	\$310,000	1890	0	8	1984	3	7969	No	No	20111 DAYTON AV N
1	021770	0300	4/21/04	\$370,000	1910	360	8	1959	4	9744	No	No	705 N 203RD PL
1	012603	9406	4/14/04	\$399,000	1980	0	8	1961	3	11745	No	No	360 NW 195TH ST
1	012603	9313	4/22/04	\$357,950	1980	0	8	1954	3	11115	No	No	715 NW 192ND ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	012603	9639	8/3/04	\$349,950	2040	0	8	1987	3	8820	No	No	20308 8TH AV NW
1	737590	0008	11/11/04	\$399,990	2080	0	8	2001	3	5040	No	No	636 NW 195TH ST
1	012603	9677	2/18/04	\$405,000	2080	0	8	2003	3	8217	No	No	19117 3RD AV NW
1	728390	0203	8/8/03	\$324,950	2090	0	8	1998	3	5047	No	No	19207 FIRLANDS WY N
1	750750	0090	10/6/04	\$439,950	2100	0	8	2004	3	7204	No	No	19330 3RD AV NW
1	338060	0060	10/1/03	\$425,000	2120	0	8	2003	3	5625	No	No	19216 6TH PL NW
1	264490	0033	7/19/04	\$389,000	2130	0	8	1996	3	7777	No	No	622 N 203RD CT
1	264490	0030	6/26/03	\$320,000	2130	0	8	1996	3	6032	No	No	612 N 203RD CT
1	338060	0070	10/9/03	\$430,000	2140	0	8	2003	3	5610	No	No	19212 6TH PL NW
1	338060	0100	4/12/04	\$425,000	2140	0	8	2003	3	5103	No	No	19200 6TH PL NW
1	338060	0080	3/12/04	\$420,000	2170	0	8	2003	3	5103	No	No	19208 6TH PL NW
1	222790	0046	4/16/03	\$270,000	2180	0	8	1970	3	5500	No	No	19922 LINDEN AV N
1	338060	0050	3/29/04	\$425,000	2200	0	8	2003	3	5039	No	No	19220 6TH PL NW
1	750750	0093	9/15/04	\$451,000	2200	0	8	2004	3	7201	No	No	19334 3RD AV NW
1	750750	0092	7/30/04	\$425,000	2210	0	8	2004	3	7201	No	No	19326 3RD AV NW
1	012603	9009	2/10/03	\$365,000	2240	0	8	1971	3	13020	No	No	19828 PALATINE AV N
1	338060	0040	3/15/04	\$425,000	2240	0	8	2003	3	5039	No	No	19224 6TH PL NW
1	012603	9655	10/8/03	\$349,950	2250	0	8	1997	3	6210	No	No	510 NW 203RD ST
1	338060	0020	3/30/04	\$408,000	2290	0	8	2003	3	5031	No	No	19206 7TH PL NW
1	338060	0010	3/8/04	\$390,000	2290	0	8	2003	3	5021	No	No	19202 7TH PL NW
1	012603	9663	4/15/03	\$310,000	2320	0	8	1998	3	5128	No	No	19836 PALATINE AV N
1	728390	0041	3/11/04	\$405,000	2330	0	8	1996	3	6650	No	No	18810 FREMONT AV N
1	330300	0120	4/25/03	\$315,000	2460	0	8	1965	3	7372	No	No	305 NW 198TH ST
1	012603	9165	10/7/03	\$377,000	2480	0	8	1994	3	7203	No	No	20030 8TH AV NW
1	338060	0030	10/31/03	\$400,000	2780	0	8	1935	4	8636	No	No	19210 7TH PL NW
1	620280	0020	10/1/03	\$364,000	2260	0	9	1969	3	8856	No	No	19819 5TH AV NW
1	768140	0030	2/27/03	\$370,000	2290	0	9	1989	3	7698	No	No	312 NW 193RD CT
1	012603	9292	7/3/03	\$372,500	2530	0	9	1952	3	22500	No	No	19014 8TH AV NW
2	397170	2252	12/5/03	\$179,950	620	0	5	1948	3	7800	No	No	18916 5TH AV NE
2	397170	2351	3/28/03	\$150,000	1010	0	5	1928	4	6900	No	No	511 NE 189TH ST
2	613530	0006	7/11/03	\$191,800	700	0	6	1953	3	9936	No	No	19522 5TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	397170	0790	6/23/03	\$188,000	810	0	6	1947	5	7160	No	No	837 NE 200TH ST
2	397170	2353	11/18/04	\$240,000	820	100	6	1952	3	7200	No	No	18814 5TH AV NE
2	397170	2263	12/27/04	\$188,000	870	0	6	1908	3	7942	No	No	508 NE 189TH ST
2	012710	0025	9/22/03	\$254,000	900	0	6	1949	3	6500	No	No	1626 N 200TH ST
2	012710	0040	7/31/03	\$205,000	900	0	6	1949	3	8887	No	No	1604 N 200TH ST
2	012710	0005	4/14/04	\$219,000	900	190	6	1950	4	8385	No	No	1650 N 200TH ST
2	398530	0307	7/22/04	\$248,000	950	0	6	1953	5	11421	No	No	19539 6TH AV NE
2	107410	0045	6/20/03	\$242,750	1080	0	6	1953	4	8320	No	No	19243 MERIDIAN AV N
2	199970	0035	8/24/04	\$249,950	800	0	7	1954	3	7575	No	No	18822 DENSMORE AV N
2	398530	0308	10/22/04	\$234,000	810	0	7	1953	4	9984	No	No	19544 5TH AV NE
2	107210	0135	9/17/03	\$242,330	820	600	7	1954	3	8640	No	No	19259 BURKE AV N
2	618770	0501	5/27/03	\$230,000	860	790	7	1977	3	7552	No	No	20314 5TH AV NE
2	050710	0030	9/1/04	\$230,000	940	0	7	1954	3	9399	No	No	1837 N 204TH PL
2	760970	0075	12/15/04	\$259,950	960	0	7	1958	3	8778	No	No	123 NE 193RD ST
2	574560	0005	5/10/04	\$220,000	960	0	7	1952	3	7370	No	No	18816 STONE AV N
2	937330	0115	2/12/03	\$189,898	960	0	7	1955	3	5897	No	No	19340 5TH AV NE
2	574560	0045	8/13/03	\$215,000	960	0	7	1953	4	13070	No	No	18823 ASHWORTH AV N
2	760970	0015	6/14/04	\$248,000	1000	0	7	1958	3	8778	No	No	116 NE 193RD ST
2	760970	0020	7/8/03	\$226,750	1000	0	7	1958	3	8778	No	No	122 NE 193RD ST
2	062604	9062	4/15/03	\$222,000	1030	0	7	1955	3	7200	No	No	18510 WALLINGFORD AV N
2	222530	0507	6/16/03	\$222,000	1030	450	7	1998	3	5214	No	No	18901 5TH AV NE
2	222530	0586	4/14/04	\$267,950	1040	580	7	1961	3	7440	No	No	345 NE 195TH ST
2	566610	0120	10/26/04	\$239,950	1040	0	7	1954	3	8260	No	No	310 NE 194TH ST
2	223050	0075	4/1/03	\$230,000	1070	0	7	1954	3	7000	No	No	19003 MERIDIAN AV N
2	222630	0165	7/12/04	\$255,000	1080	0	7	1954	3	8100	No	No	2115 N 193RD ST
2	222990	0070	8/15/03	\$260,000	1090	0	7	1952	3	9100	No	No	1626 N 190TH ST
2	873010	0055	11/29/04	\$272,450	1100	0	7	1955	4	7085	No	No	19112 3RD AV NE
2	219630	0050	10/1/04	\$305,000	1100	430	7	1958	4	9443	No	No	303 NE 193RD ST
2	873010	0070	11/19/03	\$222,000	1100	0	7	1955	3	8712	No	No	329 NE 192ND ST
2	323535	0020	3/8/03	\$264,950	1130	300	7	1975	3	10931	No	No	18530 MERIDIAN AV N
2	062604	9096	10/23/03	\$331,500	1140	0	7	1969	3	10500	No	No	1809 N 203RD ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	107610	0090	7/13/04	\$285,000	1140	0	7	1953	3	8040	No	No	19405 CORLISS AV N
2	219630	0060	10/15/04	\$314,500	1140	420	7	1958	4	8720	No	No	317 NE 193RD ST
2	222990	0125	9/2/03	\$273,000	1150	0	7	1953	3	8691	No	No	1617 N 190TH ST
2	016250	0030	2/23/04	\$254,000	1160	0	7	1957	4	7202	No	No	19019 BAGLEY AV N
2	107610	0020	7/23/03	\$218,450	1160	0	7	1953	3	8107	No	No	2123 N 194TH ST
2	397170	0330	7/29/03	\$214,000	1160	620	7	1950	3	12120	No	No	627 NE 201ST ST
2	398530	0326	10/8/03	\$204,950	1170	0	7	1952	3	6600	No	No	702 NE 195TH ST
2	222530	0585	4/29/03	\$234,950	1170	580	7	1979	3	9100	No	No	19317 5TH AV NE
2	618770	0350	9/23/04	\$238,000	1200	0	7	1953	3	8010	No	No	20122 6TH AV NE
2	223150	0040	3/11/04	\$287,900	1200	610	7	1954	4	7445	Yes	No	1308 N 196TH ST
2	222530	0209	5/6/03	\$275,000	1200	720	7	1994	3	5962	No	No	2331 N 190TH ST
2	062604	9127	8/6/03	\$269,950	1220	480	7	1957	3	10200	No	No	20027 BURKE AV N
2	223210	0040	1/3/03	\$249,950	1220	290	7	1955	3	8699	No	No	1618 N 199TH ST
2	856340	0060	9/6/03	\$305,000	1240	830	7	1957	3	12100	No	No	18914 WALLINGFORD AV N
2	856340	0005	7/14/04	\$280,000	1250	0	7	1960	3	11395	No	No	18925 MERIDIAN AV N
2	397170	0960	5/19/03	\$225,000	1250	0	7	1953	4	7500	No	No	19536 7TH AV NE
2	397170	0351	5/24/04	\$285,000	1260	980	7	1950	5	9000	No	No	20008 6TH AV NE
2	199970	0030	10/27/04	\$252,000	1260	0	7	1954	3	9187	No	No	18828 DENSMORE AV N
2	219630	0005	10/20/03	\$230,000	1270	620	7	1958	3	9443	No	No	302 NE 193RD ST
2	397170	0740	4/17/03	\$285,000	1290	620	7	1987	3	9224	No	No	615 NE 200TH ST
2	062604	9146	7/13/04	\$315,000	1300	530	7	1962	3	9427	No	No	18519 BURKE AV N
2	618770	0195	3/12/03	\$225,000	1300	0	7	1951	3	7840	No	No	20108 7TH AV NE
2	776100	0070	9/17/03	\$279,000	1300	1110	7	1965	4	7194	No	No	2104 N 188TH ST
2	222530	0444	12/21/04	\$256,800	1310	0	7	1942	4	11442	No	No	304 NE 185TH ST
2	164350	0061	3/18/04	\$250,500	1330	0	7	1948	4	6851	No	No	18573 STONE AV N
2	222290	0102	3/30/04	\$299,950	1330	650	7	1977	4	7630	No	No	19403 ASHWORTH AV N
2	664810	0020	11/2/04	\$340,000	1340	320	7	1957	4	15194	No	No	20323 BURKE AV N
2	613530	0050	10/22/04	\$280,000	1340	0	7	1980	4	8487	No	No	504 NE 195TH ST
2	760970	0055	5/1/04	\$229,900	1340	0	7	1958	3	8778	No	No	149 NE 193RD ST
2	164350	0077	12/29/04	\$384,950	1350	930	7	2004	3	6000	No	No	18521 STONE AV N
2	280710	0165	7/28/04	\$341,000	1360	800	7	1975	5	7564	No	No	18522 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	222350	0045	8/17/04	\$297,000	1370	770	7	1966	4	9600	No	No	19804 ASHWORTH AV N
2	324700	0010	9/22/03	\$220,000	1370	0	7	1960	3	7540	No	No	1859 N 200TH ST
2	107410	0085	4/15/03	\$250,000	1380	0	7	1953	3	8125	No	No	19537 MERIDIAN AV N
2	873010	0040	7/1/03	\$199,950	1390	0	7	1955	3	7085	No	No	19210 3RD AV NE
2	107210	0085	1/7/04	\$200,000	1410	0	7	1952	4	7830	No	No	1909 N 195TH ST
2	618770	0110	10/10/03	\$212,500	1420	0	7	1954	4	8680	No	No	20212 8TH AV NE
2	776990	0005	8/26/03	\$224,950	1430	0	7	1959	3	8066	No	No	2352 N 188TH ST
2	107710	0070	9/28/04	\$285,950	1440	0	7	1954	4	8266	No	No	1627 N 196TH PL
2	222990	0115	7/3/03	\$245,000	1450	0	7	1953	3	9425	No	No	1627 N 190TH ST
2	242690	0140	7/7/03	\$260,000	1470	0	7	1956	3	8627	No	No	20243 DENSMORE AV N
2	222530	0210	5/5/03	\$331,500	1470	760	7	1999	3	5917	No	No	2335 N 190TH ST
2	242690	0125	1/29/03	\$250,000	1470	0	7	1956	4	7579	No	No	1622 N 202ND PL
2	397170	0935	5/26/04	\$275,000	1480	920	7	1954	3	12960	No	No	19804 5TH AV NE
2	241990	0055	12/9/03	\$236,000	1490	0	7	1955	3	9126	No	No	1817 N 199TH ST
2	222630	0195	7/2/04	\$277,500	1500	0	7	1954	5	8100	No	No	2151 N 193RD ST
2	107310	0050	8/26/03	\$277,500	1520	0	7	1953	4	7695	No	No	19548 BURKE AV N
2	107710	0020	8/9/04	\$270,000	1520	0	7	1954	3	8519	No	No	1632 N 196TH PL
2	222350	0042	4/16/03	\$268,000	1520	0	7	1959	4	11909	No	No	19831 WALLINGFORD AV N
2	242690	0120	6/24/04	\$310,000	1540	0	7	1956	4	8253	No	No	1651 N 203RD ST
2	242690	0095	9/24/03	\$257,500	1540	0	7	1956	3	8490	No	No	1615 N 202ND PL
2	223180	0170	6/23/03	\$287,500	1540	920	7	1962	3	8040	No	No	2321 N 192ND ST
2	164350	0026	1/21/04	\$299,800	1570	0	7	1956	3	13284	No	No	18827 STONE AV N
2	222350	0043	2/18/03	\$273,000	1590	0	7	1959	4	8007	No	No	19835 WALLINGFORD AV N
2	397170	0420	4/22/04	\$275,000	1600	0	7	1960	3	12180	No	No	834 NE 200TH ST
2	107310	0090	7/13/04	\$267,000	1600	0	7	1953	3	8433	No	No	19515 BURKE AV N
2	446590	0015	4/12/04	\$300,950	1610	0	7	1952	4	14330	No	No	1319 N 192ND ST
2	107310	0015	1/17/03	\$237,000	1650	0	7	1953	3	8433	No	No	19514 BURKE AV N
2	856330	0065	12/18/03	\$266,000	1660	0	7	1957	3	9800	No	No	18554 BURKE AV N
2	107410	0065	12/27/04	\$251,200	1680	0	7	1953	3	8320	No	No	19217 MERIDIAN AV N
2	222670	0020	10/29/03	\$230,300	1680	0	7	1955	3	9515	No	No	1621 N 199TH ST
2	280710	0221	7/17/03	\$305,130	1690	0	7	1988	3	8075	No	No	18555 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	107610	0035	6/5/03	\$265,000	1740	0	7	1953	3	8040	No	No	2143 N 194TH ST
2	873010	0010	7/7/04	\$275,000	1780	0	7	1955	4	9900	No	No	346 NE 192ND ST
2	618770	0225	9/21/04	\$319,990	1790	0	7	1950	5	7310	No	No	20144 7TH AV NE
2	222530	0085	9/29/03	\$245,000	1790	0	7	1949	3	10880	No	No	18816 MERIDIAN AV N
2	164350	0070	2/12/04	\$299,000	1810	0	7	1988	3	7722	No	No	18531 STONE AV N
2	873010	0050	12/2/04	\$371,000	1830	0	7	1955	5	7412	No	No	19120 3RD AV NE
2	280710	0145	5/19/04	\$263,500	1890	0	7	1948	3	9176	No	No	1620 N 185TH ST
2	062604	9136	8/4/03	\$350,000	1980	0	7	1960	3	13440	No	No	18811 MERIDIAN AV N
2	223210	0020	3/22/04	\$286,150	2050	0	7	1955	5	9534	No	No	1642 N 199TH ST
2	397170	0275	9/3/04	\$250,000	2090	0	7	1954	3	12180	No	No	827 NE 201ST ST
2	164350	0166	3/30/04	\$305,000	2150	0	7	1961	4	15620	No	No	18833 MIDVALE AV N
2	222290	0151	8/26/03	\$243,000	2150	0	7	1962	3	8151	No	No	19217 ASHWORTH AV N
2	222630	0140	4/15/03	\$279,950	2190	0	7	1954	5	8100	No	No	2345 N 193RD ST
2	397170	0963	3/25/03	\$279,000	1220	480	8	1967	3	9000	No	No	19548 7TH AV NE
2	141930	0060	7/29/04	\$320,000	1220	900	8	1990	3	7425	No	No	407 NE 189TH CT
2	062604	9137	7/11/03	\$292,500	1220	910	8	1959	3	8110	No	No	18520 BURKE AV N
2	680000	0070	2/5/04	\$263,200	1220	430	8	1975	3	7085	No	No	409 NE 190TH PL
2	269730	0180	6/24/03	\$270,000	1240	450	8	1964	3	7500	No	No	2315 N 194TH ST
2	269730	0140	1/6/03	\$244,000	1240	450	8	1963	3	7500	No	No	2341 N 194TH ST
2	175730	0010	10/25/04	\$325,000	1250	490	8	1963	3	7980	No	No	2151 N 188TH ST
2	175730	0070	8/25/04	\$315,000	1250	500	8	1963	3	10180	No	No	2136 N 188TH ST
2	797050	0080	8/26/03	\$327,500	1250	1000	8	1968	3	7700	No	No	19222 DENSMORE AV N
2	269730	0100	5/12/03	\$230,000	1290	390	8	1963	3	7500	No	No	2358 N 194TH ST
2	223180	0080	2/25/04	\$274,950	1300	1000	8	1961	3	8040	No	No	2346 N 192ND ST
2	141930	0050	4/16/03	\$300,000	1330	380	8	1990	3	7147	No	No	404 NE 189TH CT
2	397170	0952	9/12/03	\$239,950	1400	0	8	1967	3	9100	No	No	19552 7TH AV NE
2	776100	0050	4/16/04	\$294,000	1400	710	8	1966	4	9400	No	No	2120 N 188TH ST
2	776740	0060	2/26/04	\$329,000	1420	670	8	1979	3	7300	No	No	2344 N 190TH ST
2	062604	9141	2/6/04	\$331,950	1450	400	8	1962	4	11900	No	No	18821 MERIDIAN AV N
2	797050	0110	11/19/04	\$280,000	1500	0	8	1967	3	7128	No	No	19211 DENSMORE AV N
2	107510	0081	4/10/03	\$379,990	1500	990	8	2003	3	7307	No	No	1813 N 198TH ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	776100	0030	4/22/03	\$288,800	2020	0	8	1965	3	7650	No	No	2125 N 188TH ST
2	856328	0010	11/15/04	\$352,000	2120	0	8	1955	3	10096	No	No	18804 WALLINGFORD AV N
2	241990	0115	1/9/04	\$265,000	2140	0	8	1955	4	9126	No	No	1812 N 198TH ST
2	153810	0035	6/29/04	\$399,950	2330	0	8	2004	3	7647	No	No	20328 WALLINGFORD AV N
2	222530	0203	6/11/03	\$305,000	2440	0	8	1986	3	7199	No	No	2327 N 190TH ST
4	728590	0090	9/23/03	\$136,000	780	0	5	1918	4	4490	No	No	18414 FREMONT AV N
4	937230	0045	4/26/04	\$205,000	780	0	6	1950	3	6857	No	No	16743 WHITMAN AV N
4	937230	0030	2/9/04	\$190,500	890	0	6	1947	4	6856	No	No	16732 LINDEN AV N
4	884840	0025	7/22/04	\$244,950	950	400	6	1948	3	8332	No	No	16503 FREMONT AV N
4	740030	0030	5/24/04	\$200,000	980	0	6	1951	4	9000	No	No	17518 FREMONT AV N
4	728770	0065	9/21/04	\$243,000	1050	0	6	1926	4	10053	No	No	755 N 182ND ST
4	740030	0011	9/19/03	\$201,500	1060	0	6	1950	3	6000	No	No	711 N 178TH ST
4	072604	9127	2/7/03	\$201,000	1060	0	6	1936	3	13860	No	No	16538 LINDEN AV N
4	671310	0040	6/25/04	\$289,500	1100	620	6	1958	4	9688	No	No	18012 DAYTON AV N
4	728650	0036	12/10/04	\$185,000	1350	0	6	1950	4	7630	No	No	18239 LINDEN AV N
4	937170	0156	6/18/04	\$300,000	1670	0	6	1952	5	9546	No	No	16756 FREMONT AV N
4	662930	0130	8/2/04	\$228,000	960	0	7	1954	3	6570	No	No	16503 EVANSTON PL N
4	139730	0100	3/1/04	\$240,000	980	590	7	1954	4	8425	No	No	531 N 167TH ST
4	432570	0045	4/30/04	\$256,200	1010	0	7	1953	3	9472	No	No	553 N 166TH ST
4	432570	0065	6/1/04	\$260,000	1010	0	7	1953	4	8960	No	No	512 N 166TH ST
4	139730	0120	4/8/04	\$284,950	1040	500	7	1954	4	8424	No	No	555 N 167TH ST
4	139730	0140	6/21/04	\$292,500	1070	600	7	1953	4	6793	No	No	16701 FREMONT AV N
4	671370	0262	8/1/03	\$245,000	1100	400	7	1958	4	11651	No	No	528 N 181ST ST
4	299300	0030	8/18/04	\$323,000	1140	550	7	2003	3	3017	No	No	909 N 163RD PL
4	299300	0030	9/19/03	\$299,950	1140	550	7	2003	3	3017	No	No	909 N 163RD PL
4	299300	0040	8/27/03	\$292,000	1140	540	7	2003	3	3017	No	No	917 N 163RD PL
4	299300	0050	10/14/03	\$291,500	1140	550	7	2003	3	3017	No	No	921 N 163RD PL
4	937170	0071	6/8/04	\$260,000	1180	0	7	1941	3	9450	No	No	16755 LINDEN AV N
4	750820	0070	8/15/03	\$265,000	1180	420	7	1964	4	11803	No	No	525 N 179TH PL
4	750820	0080	9/22/03	\$278,000	1200	500	7	1964	4	7495	No	No	519 N 179TH PL
4	671370	0245	3/25/03	\$209,000	1210	0	7	1954	4	11516	No	No	18210 DAYTON AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	937170	0064	8/15/03	\$235,000	1210	760	7	1957	4	7993	No	No	16710 LINDEN AV N
4	072604	9239	11/13/03	\$227,950	1230	0	7	1957	3	6019	No	No	16508 N PARK AV N
4	351990	0090	9/21/04	\$259,950	1240	0	7	1953	4	9223	No	No	744 N 179TH ST
4	740100	0160	11/12/03	\$234,000	1240	360	7	1968	3	7350	No	No	17610 DAYTON AV N
4	072604	9225	12/28/04	\$235,000	1250	0	7	1957	4	6017	No	No	740 N 165TH ST
4	740170	0050	7/7/04	\$243,500	1270	0	7	1953	3	8400	No	No	533 N 173RD ST
4	619070	1173	1/21/04	\$237,000	1270	0	7	1953	4	9024	No	No	509 N 173RD ST
4	161730	0035	6/10/04	\$275,000	1280	0	7	1953	4	8064	No	No	542 N 170TH PL
4	161730	0030	6/18/04	\$251,000	1280	0	7	1953	4	8283	No	No	536 N 170TH PL
4	161730	0060	7/19/04	\$246,500	1290	0	7	1953	4	7000	No	No	17003 FREMONT AV N
4	671370	0007	6/14/04	\$281,500	1300	390	7	1961	3	8233	No	No	630 N 182ND ST
4	662930	0080	7/1/04	\$232,000	1360	860	7	1963	3	6545	No	No	605 N 165TH PL
4	329370	0156	10/21/03	\$255,000	1370	0	7	1985	3	7299	No	No	16332 LINDEN AV N
4	329370	0474	2/24/03	\$267,500	1420	560	7	1964	4	8550	No	No	516 N GREENWOOD DR
4	161730	0070	7/29/04	\$250,000	1430	0	7	1953	3	9100	No	No	545 N 170TH PL
4	728650	0063	9/22/03	\$245,000	1460	0	7	1953	4	6000	No	No	18228 FREMONT AV N
4	619070	0100	12/23/03	\$225,000	1460	0	7	1979	3	7150	No	No	507 N 178TH CT
4	671370	0145	10/2/03	\$257,000	1470	0	7	1953	4	8400	No	No	18334 DAYTON PL N
4	671370	0140	5/20/04	\$230,000	1470	0	7	1953	4	8400	No	No	18326 DAYTON PL N
4	671310	0136	8/25/03	\$236,000	1490	0	7	1953	4	20000	No	No	18227 FREMONT AV N
4	662930	0110	3/24/03	\$210,000	1540	0	7	1954	3	8213	No	No	615 N 165TH PL
4	161730	0085	7/30/04	\$298,500	1570	0	7	1953	4	9425	No	No	527 N 170TH PL
4	937170	0110	8/8/03	\$259,950	1630	0	7	1954	4	8182	No	No	16740 N PARK AV
4	299300	0060	2/14/03	\$320,000	1650	500	7	2003	3	3017	No	No	929 N 163RD PL
4	619070	1263	4/26/04	\$300,000	1690	0	7	1954	3	9520	No	No	515 N 172ND ST
4	728590	0096	5/20/03	\$275,000	1690	0	7	1926	4	5216	No	No	702 N 184TH ST
4	740100	0020	8/12/04	\$384,950	1720	500	7	1932	5	8307	No	No	17555 FREMONT AV N
4	619070	0094	6/17/04	\$299,999	1730	0	7	1952	4	7200	No	No	17801 FREMONT AV N
4	680110	0010	9/28/04	\$325,000	1870	880	7	1954	4	12548	No	No	508 N 185TH PL
4	299300	0020	2/17/04	\$289,000	1890	0	7	2003	3	4526	No	No	905 N 163RD PL
4	671370	0165	8/30/04	\$283,000	3000	0	7	1983	3	8698	No	No	18361 DAYTON PL N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	869080	0060	5/14/04	\$349,500	920	460	8	1980	3	11579	No	No	16128 EVANSTON AV N
4	869080	0050	7/9/03	\$280,000	1110	520	8	1979	3	7435	No	No	16132 EVANSTON AV N
4	329380	0050	5/16/03	\$295,000	1340	720	8	1961	4	7125	No	No	669 N 165TH ST
4	329380	0100	10/7/04	\$328,000	1350	720	8	1962	4	9976	No	No	16337 N PARK AV
4	329920	0040	5/12/04	\$295,000	1430	360	8	1958	3	7260	No	No	16103 EVANSTON AV N
4	728650	0042	9/22/04	\$349,900	1440	560	8	1979	3	7600	No	No	741 N 184TH ST
4	329920	0080	10/7/04	\$360,000	1440	860	8	1966	5	12051	No	No	618 N 161ST ST
4	329380	0130	2/12/03	\$311,500	1460	750	8	1961	3	8040	No	No	16328 N PARK AV
4	689530	0110	3/21/03	\$329,000	1510	700	8	1960	5	7440	No	No	530 N 169TH ST
4	329380	0200	7/19/04	\$321,200	1700	0	8	1962	4	8040	No	No	16317 LINDEN AV N
4	869080	0020	11/20/03	\$295,000	1910	0	8	1980	3	9843	No	No	16129 EVANSTON AV N
4	671370	0270	8/26/04	\$359,950	1920	0	8	1987	3	14830	No	No	611 N 182ND ST
4	329380	0180	6/17/03	\$260,000	1970	0	8	1961	4	9916	No	No	16321 N PARK AV
4	728770	0075	12/7/04	\$448,950	2290	0	8	2001	3	5084	No	No	735 N 182ND ST
4	299300	0010	4/23/03	\$364,950	2290	0	8	2003	3	8649	No	No	901 N 163RD PL
4	660200	0010	2/23/04	\$319,950	2520	0	8	1961	4	7114	No	No	621 N 179TH ST
4	671370	0250	4/7/04	\$447,000	2920	0	9	2003	3	11440	No	No	18202 DAYTON AV N
6	440270	0750	8/17/04	\$224,000	660	0	6	1947	3	7936	No	No	15502 ASHWORTH AV N
6	688590	0190	7/24/03	\$242,950	680	200	6	1928	4	8160	No	No	15533 STONE AV N
6	667190	0140	7/21/03	\$239,950	770	250	6	1951	4	6008	No	No	15305 STONE AV N
6	667190	0010	7/24/03	\$182,950	770	0	6	1948	4	6324	No	No	1311 N 155TH ST
6	440270	0165	2/20/04	\$260,000	790	100	6	1955	3	7690	No	No	15715 WALLINGFORD AV N
6	522030	0140	5/9/03	\$212,000	810	0	6	1948	4	7440	No	No	14515 EVANSTON AV N
6	288170	0551	8/23/04	\$186,000	810	0	6	1947	3	7550	No	No	14513 1ST AV NE
6	688590	0385	10/5/04	\$236,950	840	0	6	1948	3	8160	No	No	15509 ASHWORTH AV N
6	667190	0145	7/30/04	\$210,000	860	0	6	1948	4	6030	No	No	15301 STONE AV N
6	288170	0556	1/16/03	\$190,000	870	400	6	1947	3	8111	No	No	2356 N 145TH ST
6	132603	9070	8/26/03	\$215,000	930	0	6	1922	3	7200	No	No	15523 GREENWOOD AV N
6	182604	9219	9/19/03	\$224,000	950	0	6	1949	4	7205	No	No	749 N 148TH ST
6	777130	0025	1/8/04	\$210,000	990	0	6	1949	4	8100	No	No	2126 N 148TH ST
6	556210	0040	4/21/03	\$197,500	1030	0	6	1947	4	9360	No	No	15715 MIDVALE AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	288170	0074	4/22/03	\$208,000	1060	100	6	1932	3	8400	No	No	15534 MERIDIAN AV N
6	667190	0195	7/8/03	\$198,500	1060	0	6	1951	4	6242	No	No	15344 INTERLAKE AV N
6	667190	0270	8/10/04	\$242,500	1150	0	6	1948	3	6000	No	No	15301 ASHWORTH PL N
6	039610	0065	9/11/03	\$239,950	1170	0	6	1954	3	6199	No	No	16216 BAGLEY PL N
6	667190	0280	7/12/04	\$235,000	1200	0	6	1948	4	6686	No	No	15331 ASHWORTH AV N
6	182604	9324	11/18/04	\$305,000	1270	0	6	1942	5	8448	No	No	1350 N 150TH ST
6	667190	0095	12/19/03	\$238,000	1320	0	6	1948	4	6205	No	No	15345 STONE AV N
6	667190	0275	5/12/04	\$239,950	1370	0	6	1948	4	6636	No	No	15326 ASHWORTH PL N
6	440270	0495	1/9/04	\$247,500	1440	0	6	1952	4	6400	No	No	15551 MERIDIAN AV N
6	667190	0035	4/8/04	\$235,000	1450	0	6	1948	3	7718	No	No	15325 INTERLAKE AV N
6	667190	0170	5/27/03	\$218,000	1580	0	6	1948	5	6030	No	No	15314 INTERLAKE AV N
6	688590	0405	3/18/03	\$236,850	1600	0	6	1941	3	8160	No	No	15533 ASHWORTH AV N
6	440270	0670	1/24/03	\$271,000	1810	0	6	1924	3	7980	No	No	15521 WALLINGFORD AV N
6	556210	0125	2/27/04	\$199,950	730	0	7	1948	3	8100	No	No	15738 MIDVALE AV N
6	182604	9287	1/22/03	\$237,950	760	450	7	1954	3	8220	Yes	No	15280 DENSMORE AV N
6	914110	0090	5/13/04	\$273,750	790	790	7	1947	5	10514	No	No	15255 DAYTON AV N
6	440270	0593	6/28/04	\$273,000	860	580	7	1949	4	7808	No	No	1819 N 157TH ST
6	440270	0105	12/19/03	\$277,450	860	700	7	1978	3	7808	No	No	1709 N 160TH ST
6	440270	0100	5/1/03	\$257,950	860	450	7	1978	3	7808	No	No	1703 N 160TH ST
6	255050	0025	3/14/03	\$236,000	860	400	7	1951	4	7200	No	No	2128 N 150TH ST
6	288170	0474	6/7/04	\$247,200	880	0	7	1953	5	7200	No	No	2117 N 155TH ST
6	440810	0045	7/27/03	\$216,000	880	300	7	1950	3	6120	No	No	152 NE 147TH ST
6	055810	0215	6/26/03	\$218,000	880	220	7	1954	3	7888	No	No	14525 INTERLAKE AV N
6	329970	0220	2/9/04	\$280,000	910	400	7	1952	4	7000	No	No	15709 2ND AV NW
6	288170	0071	7/22/04	\$234,950	920	0	7	1962	4	7225	No	No	15527 CORLISS AV N
6	688590	0340	7/8/04	\$263,000	930	0	7	1948	4	8160	No	No	15546 INTERLAKE AV N
6	556210	0300	6/21/03	\$215,000	950	0	7	1915	4	7920	No	No	1318 N 157TH ST
6	055810	0170	4/1/04	\$229,950	950	0	7	1960	4	8160	No	No	14810 INTERLAKE AV N
6	688590	0415	10/5/04	\$210,000	950	220	7	1946	4	8160	No	No	15545 ASHWORTH AV N
6	556210	0325	6/25/04	\$215,000	1000	0	7	1947	3	8100	No	No	15738 INTERLAKE AV N
6	765590	0060	8/23/04	\$323,099	1010	310	7	1944	3	10800	No	No	14540 WALLINGFORD AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	688590	0100	9/19/03	\$201,400	1020	100	7	1982	3	8432	No	No	15557 MIDVALE AV N
6	039610	0120	3/21/03	\$228,000	1030	580	7	1957	3	6000	No	No	16208 MERIDIAN AV N
6	777130	0155	9/29/03	\$208,500	1030	0	7	1950	4	8160	No	No	14540 MERIDIAN AV N
6	440270	0345	10/25/04	\$262,500	1040	0	7	1949	3	7620	No	No	15710 BURKE AV N
6	026610	0045	11/17/04	\$229,000	1060	0	7	1952	3	8100	No	No	2351 N 148TH ST
6	688590	0130	6/15/04	\$310,000	1070	0	7	1940	3	8164	No	No	15524 MIDVALE AV N
6	440810	0070	10/5/04	\$224,000	1070	0	7	1950	3	6120	No	No	139 NE 147TH ST
6	267310	0009	9/15/03	\$212,000	1080	0	7	1948	4	7564	No	No	14855 FREMONT AV N
6	440810	0100	3/28/03	\$206,000	1090	0	7	1950	3	6426	No	No	103 NE 147TH ST
6	429230	0029	2/27/03	\$246,000	1100	440	7	1949	4	9450	No	No	2335 N 147TH ST
6	039610	0075	9/22/04	\$265,000	1120	600	7	1957	3	6178	No	No	16204 BAGLEY PL N
6	765590	0037	8/10/04	\$267,700	1130	0	7	1950	3	11960	No	No	14520 WALLINGFORD AV N
6	329970	0075	10/10/03	\$236,000	1130	0	7	1951	3	6563	No	No	15528 1ST AV NW
6	329670	0125	10/27/03	\$247,500	1130	0	7	1952	4	8104	No	No	15703 PALATINE AV N
6	556210	0170	5/17/04	\$227,000	1130	0	7	1953	3	8100	No	No	15745 STONE AV N
6	175570	0100	6/17/04	\$319,922	1150	430	7	1964	4	7776	No	No	2313 N 161ST ST
6	288170	0547	4/23/04	\$223,000	1150	0	7	1959	4	7260	No	No	2125 N 146TH ST
6	182604	9282	10/4/04	\$319,000	1160	1020	7	1954	4	8220	No	No	15268 DENSMORE AV N
6	255050	0056	2/24/03	\$235,000	1170	570	7	1983	3	8940	No	No	14838 MERIDIAN AV N
6	440270	0040	3/11/04	\$262,500	1180	280	7	1951	3	7620	No	No	15716 ASHWORTH AV N
6	738150	0045	9/28/04	\$245,000	1200	0	7	1954	3	6982	No	No	2155 N 146TH ST
6	672470	0090	3/6/03	\$255,000	1200	1200	7	1961	3	7462	No	No	2147 N 156TH PL
6	930430	0148	9/25/04	\$262,500	1210	390	7	1948	3	5929	No	No	14820 GREENWOOD AV N
6	440270	0330	10/17/03	\$235,000	1210	0	7	1953	3	7620	No	No	15724 BURKE AV N
6	132603	9062	4/2/03	\$257,800	1230	590	7	1962	4	8190	No	No	15721 GREENWOOD AV N
6	288170	0033	6/25/04	\$312,000	1240	1000	7	1961	3	9960	No	No	2155 N 161ST PL
6	765590	0250	10/1/04	\$355,000	1250	590	7	1980	3	8810	No	No	14511 WALLINGFORD AV N
6	329970	0245	4/9/04	\$270,000	1250	0	7	1951	4	9828	No	No	119 NW 156TH ST
6	930430	0149	2/2/04	\$269,000	1250	140	7	1947	4	6600	No	No	311 N 149TH ST
6	440270	0305	4/24/03	\$199,990	1260	0	7	1954	4	7874	No	No	15754 BURKE AV N
6	765590	0190	9/9/04	\$340,000	1270	640	7	1990	3	5597	No	No	14812 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	440270	0020	2/26/03	\$266,000	1270	0	7	1964	4	7620	No	No	15738 ASHWORTH AV N
6	777130	0090	3/2/04	\$269,950	1280	0	7	1950	5	12237	No	No	2147 N 148TH ST
6	777130	0110	7/15/04	\$300,000	1290	0	7	1950	4	12237	No	No	2150 N 147TH ST
6	440270	0080	11/1/04	\$259,000	1290	620	7	1954	3	7680	No	No	15733 DENSMORE AV N
6	522030	0109	1/27/04	\$326,000	1300	900	7	1998	3	5956	No	No	14547 EVANSTON AV N
6	777130	0045	9/4/03	\$222,000	1300	0	7	1953	4	6231	No	No	14809 CORLISS AV N
6	440270	0546	3/5/03	\$225,000	1300	270	7	1952	4	7320	No	No	15506 WALLINGFORD AV N
6	440270	0015	10/18/04	\$289,500	1320	0	7	1951	4	7620	No	No	15744 ASHWORTH AV N
6	777130	0195	1/27/04	\$229,000	1320	0	7	1950	3	8100	No	No	2151 N 147TH ST
6	182604	9152	11/25/03	\$289,950	1330	0	7	1948	4	17272	No	No	15045 DAYTON AV N
6	182604	9417	2/13/03	\$297,000	1330	770	7	1967	3	7395	No	No	15530 GREENWOOD AV N
6	542230	0045	3/8/04	\$329,300	1330	640	7	2000	3	5821	No	No	14801 DENSMORE AV N
6	440270	0025	12/13/04	\$260,000	1340	400	7	1951	4	7620	No	No	15734 ASHWORTH AV N
6	440270	0025	7/17/03	\$229,000	1340	400	7	1951	4	7620	No	No	15734 ASHWORTH AV N
6	765590	0038	7/26/04	\$225,000	1370	0	7	1948	4	8400	No	No	1816 N 145TH ST
6	765590	0243	4/28/03	\$299,950	1380	800	7	1977	3	9840	No	No	14504 ASHWORTH AV N
6	765590	0240	5/7/03	\$264,950	1380	800	7	1977	3	8400	No	No	14512 ASHWORTH AV N
6	688590	0365	9/19/03	\$255,000	1420	0	7	1949	3	8160	No	No	15514 INTERLAKE AV N
6	255050	0095	9/7/04	\$271,600	1420	0	7	1951	5	12284	No	No	14825 CORLISS AV N
6	914110	0060	12/4/03	\$335,000	1430	0	7	1944	4	17685	No	No	15208 GREENWOOD AV N
6	132603	9061	5/7/03	\$269,000	1430	0	7	1962	4	9750	No	No	15725 GREENWOOD AV N
6	055810	0109	7/7/03	\$200,000	1430	0	7	1950	3	9000	No	No	1402 N 145TH ST
6	055810	0109	1/11/03	\$183,500	1430	0	7	1950	3	9000	No	No	1402 N 145TH ST
6	930430	0075	7/7/04	\$240,000	1440	0	7	1954	4	7200	No	No	14901 EVANSTON AV N
6	329670	0090	8/22/03	\$245,000	1500	0	7	1952	3	8704	No	No	15741 PALATINE AV N
6	931030	0305	8/5/03	\$289,950	1570	0	7	1947	4	12243	No	No	15017 LINDEN AV N
6	132603	9034	9/1/03	\$365,000	1590	0	7	1974	3	10152	No	No	15505 PALATINE LN N
6	329670	0088	8/6/03	\$270,000	1600	0	7	1952	4	8220	No	No	15749 PALATINE AV N
6	546920	0070	9/2/03	\$240,000	1640	0	7	1963	3	7704	No	No	2315 N 158TH ST
6	556210	0295	3/21/03	\$248,250	1640	0	7	1972	3	8100	No	No	15715 INTERLAKE AV N
6	440270	0430	8/19/03	\$310,000	1650	0	7	1995	3	11520	No	No	15520 BURKE AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	182604	9244	3/9/04	\$424,950	1670	1320	7	1951	5	7500	No	No	14834 FREMONT AV N
6	688590	0390	5/6/04	\$310,000	1670	0	7	1948	5	8160	No	No	15517 ASHWORTH AV N
6	931030	0130	5/22/03	\$332,000	1720	900	7	2002	3	9500	No	No	15332 LINDEN AV N
6	288170	0585	7/20/03	\$260,000	1730	0	7	1938	4	8876	No	No	14821 1ST AV NE
6	055810	0150	12/13/04	\$239,000	1730	0	7	1954	3	8160	No	No	14550 INTERLAKE AV N
6	684350	0180	7/7/03	\$268,400	1830	0	7	1962	3	7600	No	No	2135 N 154TH ST
6	182604	9010	10/29/04	\$305,000	1850	0	7	1960	4	11387	No	No	15758 GREENWOOD AV N
6	329670	0070	10/14/03	\$277,000	1870	0	7	1952	4	9560	No	No	15708 PALATINE AV N
6	329670	0095	7/7/04	\$339,900	2050	0	7	1952	4	8219	No	No	15733 PALATINE AV N
6	392820	0020	4/14/03	\$250,000	2160	0	7	1963	3	7245	No	No	15222 MERIDIAN AV N
6	440270	0575	6/12/03	\$329,500	2380	0	7	1953	5	7680	No	No	15527 BURKE AV N
6	522030	0005	10/15/03	\$280,000	2430	0	7	1979	4	7564	No	No	617 N 148TH ST
6	931030	0115	9/26/03	\$266,450	2610	0	7	1950	3	7440	No	No	15422 LINDEN AV N
6	132603	9007	8/18/03	\$280,000	3040	0	7	1982	3	11020	No	No	15531 GREENWOOD AV N
6	667294	0070	9/13/04	\$445,000	3640	450	7	1976	5	7223	No	No	2023 N 154TH CT
6	667297	0070	3/21/04	\$285,000	1160	820	8	1979	3	7798	No	No	2010 N 153RD PL
6	182604	9071	9/10/04	\$299,990	1170	440	8	1969	4	8539	No	No	14550 STONE AV N
6	182604	9441	7/23/03	\$279,000	1210	570	8	1971	3	11053	No	No	1203 N 148TH PL
6	182604	9166	7/16/03	\$274,950	1210	470	8	1971	3	10375	No	No	1217 N 148TH PL
6	182604	9198	10/15/03	\$250,000	1210	420	8	1962	3	8126	No	No	1516 N 150TH ST
6	672470	0120	11/18/04	\$304,950	1230	500	8	1961	3	7462	No	No	2123 N 156TH PL
6	573860	0020	2/18/03	\$314,950	1230	1140	8	1962	5	7343	No	No	15515 BAGLEY PL N
6	329670	0006	4/28/03	\$275,000	1230	1230	8	1951	4	9996	No	No	233 N 160TH ST
6	021750	0060	2/18/03	\$275,700	1250	500	8	1959	3	7456	No	No	1826 N 148TH ST
6	288170	0049	9/24/03	\$287,000	1250	600	8	1958	3	13035	No	No	2104 N 160TH ST
6	021750	0115	2/12/04	\$230,000	1250	430	8	1958	3	8580	No	No	14541 MERIDIAN AV N
6	269710	0040	2/5/03	\$242,000	1260	600	8	1962	3	7200	No	No	2121 N 159TH ST
6	765590	0132	7/18/03	\$259,950	1270	580	8	1962	3	7700	No	No	14822 BURKE AV N
6	288170	0081	7/25/03	\$247,000	1270	650	8	1962	3	9435	No	No	2144 N 155TH ST
6	269710	0010	5/22/03	\$265,000	1290	600	8	1962	3	7398	No	No	2103 N 159TH ST
6	288170	0532	5/18/04	\$315,000	1320	650	8	1961	4	7200	No	No	2127 N 149TH LN

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	288170	0530	6/13/03	\$298,950	1350	1250	8	1961	4	7600	No	No	2128 N 149TH LN
6	573860	0080	3/15/03	\$267,000	1350	1200	8	1963	4	7006	No	No	15514 BAGLEY PL N
6	213880	0010	11/21/03	\$234,950	1370	0	8	1961	3	7799	No	No	1157 N 146TH PL
6	672470	0030	12/30/04	\$320,000	1430	520	8	1961	4	7462	No	No	2122 N 156TH PL
6	765590	0217	3/18/03	\$319,950	1430	1390	8	1962	4	10850	No	No	14529 WALLINGFORD AV N
6	914110	0125	12/3/03	\$285,000	1460	0	8	1983	3	9401	No	No	15205 DAYTON AV N
6	182604	9394	6/30/04	\$289,950	1480	530	8	1963	3	11150	No	No	15708 GREENWOOD AV N
6	207170	0020	6/24/03	\$249,500	1700	0	8	1965	3	7737	No	No	2312 N 159TH ST
6	132603	9072	7/13/04	\$415,000	1720	700	8	1979	4	7209	No	No	15557 GREENWOOD AV N
6	132603	9072	8/12/03	\$354,000	1720	700	8	1979	4	7209	No	No	15557 GREENWOOD AV N
6	672470	0070	11/14/04	\$300,000	1850	0	8	1961	4	8426	No	No	2154 N 156TH PL
6	931030	0307	4/14/03	\$339,950	1880	0	8	1998	3	7050	No	No	15021 LINDEN AV N
6	930430	0240	8/25/04	\$312,000	1900	0	8	1948	3	13016	No	No	350 N 148TH ST
6	951110	0025	2/27/04	\$340,050	2000	1130	8	1987	3	7200	No	No	15011 DAYTON AV N
6	951110	0036	3/11/03	\$430,000	2020	1310	8	1951	4	9453	No	No	15004 GREENWOOD AV N
6	914110	0073	11/7/03	\$344,950	2040	0	8	1998	3	6685	No	No	419 N 155TH ST
6	207170	0050	6/23/04	\$300,000	2090	0	8	1965	3	7237	No	No	2315 N 159TH ST
6	931030	0257	9/13/04	\$389,950	2160	0	8	2001	3	7205	No	No	15060 WESTMINSTER WY N
6	175570	0180	12/20/04	\$299,950	2170	0	8	1965	3	10710	No	No	2334 N 162ND ST
6	914110	0042	6/19/03	\$318,000	2170	0	8	1989	3	7205	No	No	15236 GREENWOOD AV N
6	795280	0050	5/7/04	\$298,410	2190	0	8	1967	3	8296	No	No	15057 WALLINGFORD AV N
6	522030	0017	3/9/04	\$460,000	2260	0	8	2002	3	7513	No	No	14543 FREMONT AV N
6	931030	0187	9/10/04	\$380,000	2270	0	8	1999	3	9100	No	No	15417 LINDEN AV N
6	765590	0151	11/17/04	\$390,000	2290	0	8	1998	3	5284	No	No	1507 N 149TH CT
6	777130	0095	8/5/04	\$359,950	2420	0	8	1978	5	12707	No	No	2157 N 148TH ST
6	765590	0051	7/11/03	\$345,000	2570	0	8	1961	4	8773	No	No	14524 BURKE AV N
6	182604	9504	7/23/03	\$375,000	2660	0	8	2002	3	6102	No	No	314 N 158TH PL
6	182604	9362	7/20/03	\$389,000	3200	170	8	1989	3	19585	No	No	15043 DENSMORE AV N
8	525330	0335	12/2/04	\$235,000	860	120	5	1942	4	7207	No	No	16746 ASHWORTH AV N
8	370590	0021	7/23/04	\$185,000	880	0	5	1919	3	9572	No	No	1815 N 185TH ST
8	336890	0037	6/10/03	\$220,000	960	0	5	1937	4	7200	No	No	2164 N 179TH ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	525330	0255	12/30/03	\$256,000	1440	0	5	1949	4	9600	No	No	16604 WALLINGFORD AV N
8	525330	0255	1/3/03	\$226,000	1440	0	5	1949	4	9600	No	No	16604 WALLINGFORD AV N
8	041410	0475	5/26/04	\$205,000	740	0	6	1949	3	8050	No	No	1326 N 160TH ST
8	041410	0415	6/30/04	\$271,950	770	0	6	1950	4	7473	No	No	16170 MIDVALE AV N
8	041410	0365	8/25/04	\$236,000	770	0	6	1950	3	7050	No	No	16111 STONE AV N
8	041410	0555	3/12/04	\$226,000	770	0	6	1951	3	9476	No	No	16101 MIDVALE AV N
8	041410	0645	6/16/04	\$205,000	770	0	6	1950	3	8922	No	No	16345 STONE AV N
8	041410	0490	7/14/04	\$175,000	770	0	6	1949	3	6000	No	No	1320 N 160TH ST
8	041410	0055	4/13/04	\$215,000	800	0	6	1948	3	7500	No	No	16065 ASHWORTH AV N
8	072604	9094	11/11/04	\$235,000	820	0	6	1952	3	6357	No	No	16729 ASHWORTH AV N
8	336890	0082	4/22/03	\$194,000	820	0	6	1942	3	6000	No	No	2338 N 178TH ST
8	727610	0010	7/28/03	\$170,720	830	0	6	1947	3	7677	No	No	18339 ASHWORTH AV N
8	041410	0595	9/29/04	\$257,500	840	0	6	1949	3	6590	No	No	16149 MIDVALE AV N
8	727610	0261	8/24/04	\$202,000	860	0	6	1946	5	7200	No	No	18033 ASHWORTH AV N
8	041410	0230	5/27/04	\$240,000	960	0	6	1949	3	6135	No	No	16033 INTERLAKE AV N
8	039010	0010	10/5/04	\$220,000	970	0	6	1951	3	6000	No	No	17612 ASHWORTH AV N
8	041410	0540	2/19/04	\$192,000	1030	0	6	1949	4	6000	No	No	1144 N 160TH ST
8	525330	0088	9/22/03	\$202,000	1050	0	6	1941	4	7829	No	No	16529 ASHWORTH AV N
8	041410	0485	12/6/04	\$210,000	1060	0	6	1949	3	6000	No	No	1319 N 161ST ST
8	525330	0325	12/11/03	\$212,000	1060	0	6	1948	3	7582	No	No	16507 MERIDIAN AV N
8	336890	0084	8/31/04	\$233,000	1080	0	6	1952	3	6000	No	No	2354 N 178TH ST
8	041410	0310	9/18/03	\$226,500	1120	0	6	1949	3	7200	No	No	16148 STONE AV N
8	307350	0060	1/16/03	\$206,000	1140	0	6	1956	4	10001	No	No	1721 N 175TH ST
8	525330	0056	8/16/04	\$240,000	1170	0	6	1919	4	9728	No	No	1325 N 167TH ST
8	041410	0590	12/14/04	\$213,200	1180	0	6	1949	4	6667	No	No	16143 MIDVALE AV N
8	041410	0160	11/18/03	\$190,000	1180	0	6	1948	3	7500	No	No	16322 INTERLAKE AV N
8	041410	0450	11/22/04	\$254,900	1200	0	6	1949	3	7050	No	No	16130 MIDVALE AV N
8	525330	0015	6/10/03	\$234,900	1200	540	6	1913	4	7220	No	No	16518 STONE AV N
8	041410	0435	3/19/04	\$203,468	1200	0	6	1949	4	7050	No	No	16148 MIDVALE AV N
8	525330	0080	10/3/03	\$230,000	1270	0	6	1955	4	7410	No	No	16541 ASHWORTH AV N
8	525330	0066	12/16/04	\$237,000	1300	0	6	1940	3	7200	No	No	1339 N 167TH ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	370590	0112	10/21/04	\$235,000	1340	0	6	1949	3	7475	No	No	1806 N 183RD ST
8	039010	0080	6/30/04	\$249,500	1450	0	6	1951	4	8086	No	No	17545 DENSMORE AV N
8	072604	9300	2/20/04	\$237,000	1550	0	6	1938	4	11616	No	No	17835 ASHWORTH AV N
8	041410	0275	6/1/04	\$246,000	860	0	7	1949	3	7200	No	No	16315 INTERLAKE AV N
8	041410	0180	3/9/04	\$187,000	890	0	7	1949	3	7500	No	No	16066 INTERLAKE AV N
8	727610	0051	6/9/04	\$329,950	900	350	7	1980	3	8240	No	No	18314 STONE AV N
8	727610	0057	7/26/04	\$239,950	970	0	7	1953	3	7130	No	No	1328 N 183RD ST
8	727610	0263	6/9/04	\$301,500	1040	1040	7	1962	3	8308	No	No	18037 ASHWORTH AV N
8	307350	0036	10/22/03	\$205,000	1040	0	7	1955	4	10251	No	No	17514 DENSMORE AV N
8	041510	0090	8/9/03	\$220,000	1050	0	7	1955	3	7461	No	No	16009 DENSMORE AV N
8	041510	0085	1/6/04	\$217,000	1050	0	7	1955	3	8583	No	No	16003 DENSMORE AV N
8	525330	0018	6/25/03	\$252,500	1050	500	7	1962	3	8463	No	No	16524 STONE AV N
8	660170	0030	8/8/03	\$245,000	1060	370	7	1961	3	6936	No	No	17740 CORLISS AV N
8	727610	0076	12/6/04	\$259,950	1070	150	7	1962	3	9000	No	No	18325 ASHWORTH AV N
8	041510	0110	6/3/03	\$224,950	1070	0	7	1956	3	6000	No	No	1717 N 163RD ST
8	566850	0045	8/22/03	\$244,000	1110	0	7	1955	3	7300	No	No	1304 N 169TH ST
8	566630	0270	10/21/04	\$236,000	1110	0	7	1955	3	7934	No	No	1205 N 171ST ST
8	566630	0040	6/22/04	\$239,950	1110	0	7	1955	3	7000	No	No	1223 N 173RD ST
8	566630	0010	7/23/04	\$226,000	1110	0	7	1955	3	7000	No	No	1259 N 173RD ST
8	525330	0147	5/27/03	\$257,000	1110	570	7	1953	3	9937	No	No	16548 ASHWORTH AV N
8	525330	0068	7/21/03	\$220,606	1110	0	7	1920	5	7276	No	No	1343 N 167TH ST
8	566630	0060	1/29/04	\$209,950	1110	0	7	1955	3	7000	No	No	1204 N 172ND ST
8	566630	0225	7/7/03	\$200,000	1110	0	7	1955	3	7305	No	No	17219 MIDVALE AV N
8	206560	0010	10/20/03	\$267,500	1120	620	7	1959	3	7675	No	No	2109 N 166TH ST
8	072604	9308	8/5/03	\$249,000	1130	0	7	1977	3	7093	No	No	16721 STONE CT N
8	072604	9309	3/24/03	\$254,950	1130	510	7	1977	3	7229	No	No	16712 STONE CT N
8	783000	0040	10/2/03	\$285,000	1140	600	7	1962	4	7650	No	No	16733 CORLISS AV N
8	525330	0407	3/3/03	\$247,500	1140	150	7	1956	3	6016	No	No	1654 N 167TH ST
8	336890	0073	7/1/03	\$232,000	1150	0	7	1953	3	7210	No	No	17821 1ST AV NE
8	041410	0040	4/15/03	\$225,000	1150	0	7	1949	3	7500	No	No	16047 ASHWORTH AV N
8	572750	0015	3/26/04	\$320,000	1160	1350	7	1983	3	7329	No	No	16717 CORLISS PL N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	041510	0175	1/5/04	\$274,950	1170	0	7	1960	4	6000	No	No	1720 N 160TH ST
8	547750	0010	12/1/03	\$249,450	1170	360	7	1959	3	8840	No	No	1811 N 163RD ST
8	370590	0135	10/17/03	\$260,000	1170	1170	7	1960	3	8491	No	No	1855 N 183RD ST
8	740270	0020	7/24/03	\$212,000	1180	0	7	1954	3	7680	No	No	1337 N 176TH ST
8	783010	0060	2/18/03	\$268,000	1190	700	7	1966	3	7650	No	No	16720 CORLISS PL N
8	566630	0175	3/11/03	\$226,200	1200	0	7	1955	3	7000	No	No	1210 N 171ST ST
8	182604	9291	2/10/03	\$223,950	1200	0	7	1954	4	6666	No	No	1850 N 163RD ST
8	222470	0020	12/30/04	\$255,500	1220	0	7	1960	3	7620	No	No	2135 N 185TH ST
8	525330	0241	9/15/03	\$289,950	1220	250	7	1965	3	7769	No	No	1823 N 166TH ST
8	546580	0010	11/10/03	\$248,500	1220	290	7	1960	4	8307	No	No	16751 MERIDIAN AV N
8	740070	0054	3/11/04	\$318,000	1240	800	7	1989	3	7208	No	No	2323 N 178TH ST
8	740270	0070	4/9/04	\$233,000	1250	0	7	1954	3	7875	No	No	1360 N 176TH ST
8	307350	0012	12/30/04	\$277,500	1270	0	7	1955	3	7500	No	No	17628 ASHWORTH AV N
8	208270	0020	9/1/03	\$222,500	1270	0	7	1952	3	11915	No	No	17916 1ST AV NE
8	727610	0267	6/9/03	\$243,500	1290	0	7	1962	3	7500	No	No	18041 ASHWORTH AV N
8	370590	0307	11/5/04	\$237,000	1300	0	7	1956	3	7340	No	No	1645 N 180TH ST
8	956110	0070	2/19/04	\$240,000	1300	0	7	1969	3	8348	No	No	1304 N 178TH ST
8	740270	0035	8/5/03	\$228,000	1300	0	7	1954	4	7650	No	No	1317 N 176TH ST
8	307350	0040	8/12/03	\$238,000	1310	0	7	1950	3	8610	No	No	17521 WALLINGFORD AV N
8	572750	0030	8/2/04	\$250,000	1330	0	7	1953	4	12048	No	No	16709 CORLISS PL N
8	222470	0129	12/16/04	\$249,950	1340	0	7	1953	3	9039	No	No	18315 1ST AV NE
8	613910	0116	8/19/04	\$210,285	1360	0	7	1955	4	9450	No	No	18017 3RD AV NE
8	956110	0100	11/13/03	\$310,000	1390	0	7	1973	3	8210	No	No	17824 STONE AV N
8	072604	9047	6/5/03	\$225,000	1390	0	7	1973	3	10610	No	No	1332 N 167TH ST
8	566630	0020	7/26/04	\$265,000	1400	0	7	1955	3	7000	No	No	1247 N 173RD ST
8	566630	0025	4/14/04	\$226,000	1405	0	7	1955	3	7000	No	No	1241 N 173RD ST
8	184450	0025	12/1/03	\$219,000	1410	0	7	1953	3	7693	No	No	18023 SUNNYSIDE AV N
8	182604	9391	7/31/03	\$230,000	1430	0	7	1961	3	7500	No	No	16011 MERIDIAN AV N
8	222470	0026	12/13/04	\$230,000	1430	0	7	1953	4	7609	No	No	2111 N 185TH ST
8	525660	0020	7/9/04	\$290,000	1450	0	7	1968	3	7200	No	No	16353 WALLINGFORD AV N
8	783000	0170	10/30/03	\$265,000	1490	0	7	1962	3	7650	No	No	16712 CORLISS AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	525330	0304	4/26/04	\$275,000	1500	0	7	1967	3	9099	No	No	1843 N 166TH ST
8	370590	0215	6/2/04	\$399,900	1500	1010	7	2004	3	7491	No	No	18039 WALLINGFORD AV N
8	111510	0060	8/25/03	\$269,000	1520	0	7	1992	3	8219	No	No	213 NE 180TH ST
8	222470	0125	6/17/03	\$245,000	1610	0	7	1955	3	8468	No	No	18315 SUNNYSIDE AV N
8	525330	0345	8/27/04	\$324,950	1620	140	7	1937	3	9095	No	No	16740 ASHWORTH AV N
8	525330	0245	7/25/03	\$242,500	1620	0	7	1952	3	9901	No	No	16530 WALLINGFORD AV N
8	740070	0053	6/28/04	\$297,950	1630	0	7	1989	3	7095	No	No	2321 N 178TH ST
8	222470	0131	10/28/03	\$250,000	1640	0	7	1955	4	8469	No	No	18305 SUNNYSIDE AV N
8	613910	0090	10/9/03	\$249,500	1650	0	7	1936	4	11200	No	No	18016 1ST AV NE
8	072604	9209	5/20/04	\$245,000	1760	0	7	1956	4	9804	No	No	1252 N 173RD ST
8	566630	0105	1/13/03	\$268,500	1820	0	7	1955	4	7000	No	No	1266 N 172ND ST
8	182604	9245	2/13/04	\$294,700	1830	300	7	1952	3	8470	No	No	16319 MERIDIAN AV N
8	566850	0020	10/17/03	\$275,000	1870	350	7	1955	3	9069	No	No	16911 STONE AV N
8	072604	9247	3/24/04	\$280,000	1980	0	7	1958	3	7171	No	No	1325 N 169TH ST
8	336890	0071	5/27/04	\$265,000	2010	0	7	1953	3	7210	No	No	2347 N 179TH ST
8	370590	0216	5/21/04	\$399,900	2080	0	7	2004	3	7490	No	No	18041 WALLINGFORD AV N
8	566630	0165	6/28/04	\$279,000	2150	0	7	1955	4	7000	No	No	1205 N 172ND ST
8	546580	0095	2/10/04	\$300,000	2200	510	7	1960	3	8310	No	No	16726 WALLINGFORD AV N
8	546900	0060	11/19/04	\$299,950	1150	0	8	1960	3	8170	No	No	16022 BURKE AV N
8	222470	0044	12/12/03	\$275,000	1170	620	8	1959	3	10005	No	No	18314 MERIDIAN AV N
8	029363	0050	11/5/04	\$287,500	1190	650	8	2000	3	2230	No	No	1331 N 174TH PL
8	029363	0060	8/6/04	\$280,000	1190	650	8	2000	3	2230	No	No	1333 N 174TH PL
8	029363	0060	12/1/03	\$257,000	1190	650	8	2000	3	2230	No	No	1333 N 174TH PL
8	546750	0110	4/15/03	\$235,000	1190	100	8	1962	3	6778	No	No	1854 N 177TH ST
8	546870	0040	10/14/04	\$334,000	1200	600	8	1960	3	10500	No	No	2310 N 172ND ST
8	546760	0030	11/17/04	\$271,500	1200	530	8	1964	3	7277	No	No	17817 WAYNE AV N
8	546900	0110	7/17/03	\$272,000	1200	600	8	1960	3	9738	No	No	16035 BURKE AV N
8	182604	9274	10/14/04	\$235,000	1200	420	8	1954	3	8405	No	No	16358 ASHWORTH AV N
8	546870	0035	5/1/03	\$295,000	1250	850	8	1960	3	12600	No	No	2304 N 172ND ST
8	546750	0100	8/14/03	\$300,400	1250	830	8	1962	3	7260	No	No	1850 N 177TH ST
8	546580	0080	11/1/04	\$285,000	1270	340	8	1958	3	8310	No	No	16739 BURKE AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	546580	0045	2/17/04	\$265,000	1270	260	8	1958	3	8310	No	No	16738 BURKE AV N
8	546781	0060	9/24/04	\$310,000	1290	620	8	1966	3	7289	No	No	17811 BURKE PL N
8	309560	0060	2/13/03	\$275,000	1300	400	8	1965	3	7214	No	No	18113 DENSMORE AV N
8	278310	0060	10/20/03	\$272,000	1320	500	8	1962	3	8080	No	No	2106 N 176TH ST
8	184350	0090	8/5/04	\$315,000	1330	0	8	1965	3	7243	No	No	18325 CORLISS AV N
8	546870	0085	5/9/03	\$235,000	1370	0	8	1959	3	9600	No	No	2305 N 172ND ST
8	370590	0290	6/27/03	\$325,000	1400	1050	8	1989	3	8887	No	No	17821 WALLINGFORD AV N
8	278310	0050	5/5/03	\$229,800	1400	0	8	1961	3	7405	No	No	17612 MERIDIAN AV N
8	029363	0070	5/7/04	\$325,000	1470	920	8	2000	3	3145	No	No	1337 N 174TH PL
8	182604	9332	7/7/04	\$340,000	1500	920	8	1982	3	8100	No	No	16335 DENSMORE AV N
8	029363	0020	9/9/04	\$329,000	1580	820	8	2000	3	3355	No	No	1332 N 174TH PL
8	041520	0070	6/20/03	\$250,000	1600	0	8	1965	4	6115	No	No	16025 WALLINGFORD AV N
8	546750	0130	1/29/04	\$250,000	1770	1000	8	1962	3	7200	No	No	1847 N 178TH ST
8	222470	0132	7/19/04	\$285,000	1800	0	8	1959	4	9123	No	No	18304 SUNNYSIDE AV N
8	546870	0130	6/18/04	\$277,950	1810	0	8	1958	3	8400	No	No	2118 N 171ST ST
8	230320	0010	6/10/04	\$325,000	1900	0	8	2000	3	4212	No	No	1301 N 182ND PL
8	370590	0229	7/14/04	\$294,500	2030	0	8	1947	3	9760	No	No	1636 N 180TH ST
8	182604	9497	8/23/03	\$324,000	2170	0	8	1999	3	5002	No	No	16029 MERIDIAN AV N
8	613910	0165	4/23/04	\$453,500	2190	0	8	2003	3	9450	No	No	18324 2ND AV NE
8	608410	0007	5/21/03	\$338,888	2200	0	8	1999	3	5743	No	No	18354 3RD AV NE
8	370590	0200	6/28/04	\$499,950	2330	840	8	2004	3	8524	No	No	1821 N 183RD ST
8	370590	0201	9/3/04	\$499,950	2470	860	8	2004	3	8443	No	No	1817 N 183RD ST
8	370590	0031	6/10/03	\$340,000	2530	0	8	1987	3	7200	No	No	18329 WALLINGFORD AV N
8	546580	0085	5/15/03	\$320,000	2530	950	8	1959	3	8310	No	No	16733 BURKE AV N
8	546780	0050	7/19/04	\$375,000	2610	0	8	1964	3	8778	No	No	17850 BURKE PL N
8	525330	0337	8/14/04	\$451,500	3310	0	8	2002	3	11127	No	No	16744 ASHWORTH AV N

Improved Sales Removed from this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012603	9089	5/16/03	\$ 61,220	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
1	012603	9130	2/26/03	\$108,500	DOR RATIO
1	012603	9191	3/21/03	\$155,673	DOR RATIO
1	012603	9406	4/9/04	\$309,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	012603	9480	4/26/04	\$286,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	012603	9668	10/6/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	021770	0440	7/3/03	\$172,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
1	052050	0030	6/6/04	\$368,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	052050	0060	7/27/04	\$ 83,879	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
1	062604	9059	4/21/03	\$195,000	DIAGONISTIC OUTLIER
1	222790	0051	4/23/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	222890	0132	5/16/03	\$358,000	1031 TRADE
1	222890	0140	7/26/04	\$197,000	DIAGONISTIC OUTLIER
1	222890	0175	1/30/04	\$312,209	FORCED SALE; EXEMPT FROM EXCISE TAX
1	222890	0260	10/22/04	\$244,000	QUESTIONABLE DATA
1	222890	0265	8/21/03	\$168,000	DIAGONISTIC OUTLIER
1	264490	0070	9/27/04	\$215,000	NO MARKET EXPOSURE
1	264490	0070	8/21/03	\$210,500	QUESTIONABLE DATA
1	264550	0070	2/18/04	\$ 96,868	QUIT CLAIM DEED; DOR RATIO
1	264550	0087	2/3/03	\$193,000	1031 TRADE
1	279750	0055	10/3/03	\$200,000	NON-REPRESENTATIVE SALE
1	311290	0020	11/17/03	\$ 80,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
1	530610	0055	10/27/04	\$339,950	QUESTIONABLE DATA
1	530610	0056	7/29/03	\$249,950	DIAGONISTIC OUTLIER
1	530610	0137	11/10/03	\$142,500	STATEMENT TO DOR DORRATIO
1	530610	0190	10/15/03	\$125,000	IMPOVEMENT CHARACTERISTICS CHANGED SINCE SALE
1	620270	0100	7/17/03	\$567,500	QUESTIONABLE DATA
1	620270	0170	7/8/04	\$100,000	QUIT CLAIM DEED; DOR RATIO
1	728390	0140	7/13/04	\$300,000	IMPROVEMENT COUNT
1	728710	0016	11/20/03	\$175,000	NO MARKET EXPOSURE
1	728710	0061	1/9/04	\$212,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	728710	0085	4/30/03	\$425,000	LIMITED REPRESENTATION
1	737590	0005	9/3/04	\$ 88,617	PARTIAL INTEREST (103, 102, ETC.)
1	737590	0005	1/5/04	\$300,000	TEAR DOWN
1	750750	0087	10/26/04	\$187,500	TEAR DOWN
1	750750	0090	3/6/03	\$310,000	TEAR DOWN; SEGREGATION AND/OR MERGER
1	750750	0093	8/13/03	\$ 15,000	DOR RATIO
1	925090	0104	10/24/04	\$ 83,333	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
1	925090	0127	9/14/04	\$398,950	RELOCATION - SALE BY SERVICE
1	925090	0127	9/14/04	\$398,950	RELOCATION - SALE TO SERVICE
2	016250	0010	3/19/04	\$240,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	062604	9074	4/30/04	\$205,000	SEG AFTER SALE
2	062604	9106	2/13/04	\$360,000	PREVIOUS IMPROVEMENT VALUE <=10K
2	062604	9114	6/11/03	\$250,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis

Area 2

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	062604	9145	2/25/03	\$ 25,800	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
2	107410	0035	4/30/03	\$ 39,200	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	107410	0075	1/27/04	\$165,000	NON-REPRESENTATIVE SALE
2	107510	0070	5/28/03	\$220,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	107510	0085	9/24/03	\$ 73,849	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
2	153810	0035	7/11/03	\$135,000	DOR RATIO
2	219630	0010	1/29/03	\$195,000	NON-REPRESENTATIVE SALE
2	222290	0120	7/21/03	\$510,000	LIMITED REPRESENTATION
2	222290	0153	10/30/03	\$264,000	NO MARKET EXPOSURE
2	222530	0444	10/4/04	\$150,000	FORCED SALE
2	222630	0060	7/28/04	\$ 90,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
2	222630	0100	10/23/03	\$190,000	UNFINISHED AREA
2	222630	0150	12/9/04	\$200,000	NO MARKET EXPOSURE
2	222630	0150	8/19/04	\$175,750	NO MARKET EXPOSURE
2	222630	0150	5/26/03	\$109,000	DOR RATIO
2	222630	0170	3/10/04	\$179,250	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	222630	0170	6/22/04	\$230,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	222630	0190	11/21/03	\$230,000	UNFINISHED AREA
2	223150	0050	1/27/03	\$246,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	223150	0090	3/3/03	\$375,000	RELOCATION - SALE BY SERVICE
2	223150	0090	3/3/03	\$375,000	RELOCATION - SALE TO SERVICE
2	280710	0155	10/23/04	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	324700	0050	8/15/03	\$274,000	PARTIAL INTEREST (103, 102, ETC.)
2	397170	0330	10/26/04	\$229,667	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	398530	0320	2/23/04	\$294,500	RELOCATION - SALE BY SERVICE
2	398530	0320	2/14/04	\$294,500	RELOCATION - SALE TO SERVICE
2	566610	0125	3/29/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	618770	0010	3/24/04	\$ 96,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
2	618770	0495	7/22/03	\$217,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	873010	0040	7/3/03	\$175,000	NO MARKET EXPOSURE
2	925090	0192	2/28/03	\$382,000	LIMITED REPRESENTATION, WATERFRONT
2	925090	0193	8/7/03	\$350,300	LIMITED REPRESENTATION, WATERFRONT
2	925090	0194	12/12/03	\$335,000	LIMITED REPRESENTATION, WATERFRONT
2	937330	0190	2/18/03	\$190,000	UNFINISHED AREA
4	139730	0060	9/27/03	\$172,217	RELATED PARTY, FRIEND, OR NEIGHBOR
4	144230	0060	5/24/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	321130	0070	2/27/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	329370	0265	10/16/03	\$ 23,435	QUIT CLAIM DEED; DOR RATIO
4	329380	0070	11/26/04	\$181,500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	329920	0025	7/16/03	\$ 54,497	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
4	329920	0030	7/7/03	\$ 62,086	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
4	329920	0070	12/12/03	\$ 75,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	329920	0080	5/28/03	\$120,000	DOR RATIO
4	351990	0100	10/7/03	\$204,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
4	619070	1260	11/17/03	\$150,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	619070	1270	2/19/04	\$191,000	NON-REPRESENTATIVE SALE
4	671370	0065	2/6/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	671370	0280	12/12/03	\$235,000	QUIT CLAIM DEED
4	680110	0045	2/28/03	\$118,477	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
4	689530	0010	11/7/03	\$ 19,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	750820	0010	4/27/04	\$105,320	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
4	884840	0020	7/27/04	\$304,000	QUESTIONABLE DATA
4	937230	0015	6/7/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	021750	0100	2/12/04	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
6	039610	0110	4/1/04	\$208,133	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	055810	0085	12/30/03	\$350,000	NO MARKET EXPOSURE
6	182604	9097	4/28/04	\$277,000	UNFINISHED AREA
6	182604	9237	3/13/03	\$197,000	NON-REPRESENTATIVE SALE
6	182604	9276	4/26/04	\$250,000	UNFINISHED AREA
6	182604	9290	3/8/04	\$171,100	NON-REPRESENTATIVE SALE
6	182604	9317	1/30/03	\$ 47,455	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
6	182604	9329	9/23/03	\$250,000	NO MARKET EXPOSURE
6	182604	9390	5/7/04	\$321,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	182604	9445	10/30/03	\$146,500	PREVIOUS IMPROVEMENT VALUE <=10K
6	182604	9458	11/12/04	\$344,900	RELOCATION - SALE BY SERVICE
6	182604	9458	11/12/04	\$344,900	RELOCATION - SALE TO SERVICE
6	213880	0010	1/20/03	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	255050	0025	2/8/03	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	269710	0010	1/7/03	\$ 74,210	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
6	269710	0070	5/7/03	\$270,000	EXEMPT FROM EXCISE TAX
6	288170	0072	10/8/03	\$289,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	288170	0120	1/17/03	\$ 27,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
6	288170	0531	2/11/03	\$ 75,105	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	329970	0090	5/22/03	\$200,000	DIAGONISTIC OUTLIER
6	364550	0070	10/10/03	\$ 2,290	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	440270	0295	2/11/03	\$ 89,100	EXEMPT FROM EXCISE TAX; DOR RATIO
6	440270	0460	5/10/04	\$110,000	QUIT CLAIM DEED; AND OTHER WARNINGS; DOR RATIO
6	440270	0740	4/1/03	\$ 50,608	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	556210	0045	2/3/03	\$150,000	NON-REPRESENTATIVE SALE
6	556210	0245	5/6/04	\$ 99,989	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	556210	0311	8/1/03	\$160,000	NO MARKET EXPOSURE
6	556210	0340	10/6/04	\$259,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	667294	0030	7/6/04	\$220,000	NO MARKET EXPOSURE
6	688590	0415	4/16/04	\$105,000	DOR RATIO
6	765590	0034	3/12/03	\$102,867	DOR RATIO
6	765590	0034	3/12/03	\$103,650	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
6	765590	0161	6/11/04	\$290,000	UNFINISHED AREA
6	765590	0252	12/13/04	\$110,000	STATEMENT TO DOR DORRATIO
6	914110	0006	3/1/03	\$305,000	SEGREGATION AND/OR MERGER
6	914110	0155	8/4/04	\$178,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	914110	0170	9/20/04	\$270,000	QUESTIONABLE DATA
6	914110	0170	10/9/03	\$172,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	930430	0010	12/27/04	\$433,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	931030	0131	7/16/03	\$127,000	DOR RATIO
6	943840	0050	5/21/03	\$155,000	NO MARKET EXPOSURE; DOR RATIO
6	951110	0023	1/14/04	\$105,515	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	951110	0025	10/4/04	\$ 70,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	951110	0038	9/5/03	\$269,000	1031 TRADE
8	039010	0015	4/19/04	\$ 71,350	DOR RATIO
8	041410	0050	1/16/04	\$ 63,726	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
8	041410	0170	12/9/04	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	041410	0210	9/15/04	\$220,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	041410	0240	12/19/03	\$190,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	041410	0270	9/21/04	\$162,777	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
8	041410	0360	8/13/04	\$171,690	BANKRUPTCY - RECEIVER OR TRUSTEE
8	041410	0465	2/24/04	\$145,000	NON-REPRESENTATIVE SALE
8	041410	0480	11/15/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	041520	0020	12/17/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	041520	0050	3/1/04	\$250,000	QUIT CLAIM DEED
8	072604	9046	9/22/04	\$315,000	QUESTIONABLE DATA
8	072604	9146	4/26/04	\$269,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	072604	9146	6/10/03	\$295,000	SEGREGATION AND/OR MERGER
8	182604	9164	3/22/04	\$ 78,144	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
8	307350	0048	10/28/04	\$150,000	DIAGONISTIC OUTLIER
8	307350	0120	2/3/03	\$200,000	PREVIOUS IMPROVEMENT VALUE <=10K
8	336890	0094	3/11/03	\$195,000	DIAGONISTIC OUTLIER
8	370590	0121	7/17/03	\$121,311	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
8	370590	0137	12/24/04	\$111,673	QUIT CLAIM DEED; DOR RATIO
8	370590	0137	6/12/03	\$103,416	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	370590	0201	2/4/03	\$180,000	DOR RATIO
8	370590	0216	7/17/03	\$240,000	TEAR DOWN; SEGREGATION AND/OR MERGER
8	370590	0241	6/25/04	\$160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	370590	0256	5/4/04	\$160,000	NON-REPRESENTATIVE SALE
8	370590	0257	7/17/03	\$250,000	IMPROVEMENT COUNT
8	370590	0257	2/13/04	\$290,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	370590	0257	7/13/04	\$115,676	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	370590	0301	6/29/04	\$107,485	QUIT CLAIM DEED; DOR RATIO
8	525330	0167	2/21/03	\$137,000	SEG AFTER SALE
8	525650	0005	5/15/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	546760	0120	6/25/03	\$285,000	UNFINISHED AREA
8	546760	0170	7/9/04	\$ 95,297	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	546780	0030	9/3/04	\$340,000	UNFINISHED AREA
8	546870	0005	8/7/03	\$ 87,570	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	546870	0191	7/14/04	\$115,000	PREVIOUS IMPROVEMENT VALUE <=10K
8	546870	0210	7/15/04	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	566630	0050	5/10/04	\$ 48,586	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	566630	0050	4/3/03	\$ 60,856	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
8	566630	0090	8/15/03	\$ 70,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
8	566630	0185	3/12/04	\$252,000	UNFINISHED AREA
8	608410	0170	12/10/04	\$ 97,584	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
8	608410	0170	4/8/03	\$ 45,239	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
8	613910	0070	6/8/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	613910	0151	8/12/03	\$ 57,584	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	727610	0251	4/6/04	\$279,950	UNFINISHED AREA
8	727610	0256	4/3/03	\$150,000	PREVIOUS IMPROVEMENT VALUE <=10K
8	740070	0065	6/29/04	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr